BOOK 9575 PG 993

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Joanne M. Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 19 94

Notary Public

MY COMMISSION EXPIRES: May 16, 1998
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENN

THIS INSTRUMENT WAS PREPARED BY

Jack Case Wilson, Attorney, P.O. Box 3451, Brentwood, Tennessee 37024-3451

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joanne M. Duke (NAME)	Amerisource Mortgage Corporation (NAME)	87-2-73
4217 New Hope Meadows Road (ADDRESS)	1101 Kermit Drive, Suite 203 (ADDRESS)	4D-92521
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John E. Bierbaum and wife, Kathleen E. Bierbaum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joanne M. Duke, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 143 on the Plan of New Hope Meadows, Phase I of record in Plat Book 6900, Page 653, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John E. Bierbaum and wife, Kathleen E. Bierbaum by deed of record in Book 7713, Page 680, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 7557, page 377, as amended in Book 7567, Page 103, said Register's Office.

The plan of record in Book 6900, Page 653, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, 30 foot minimum building setback line from the front, 20 feet from the rear and 10 feet from the side lines, a 10 foot easement for public utility and drainage along the westerly side line(s) of said lot and an easement for sewer along the front line of the lot.

unimproved ( )
This is improved (X) property, known as 4217 New Hope Meadows Road, Hermitage, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 29th day of December, 19 94

John E. Bierbaum

Kathleen E. Bierbaum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John E. Bierbaum and wife, Kathleen E. Bierbaum,

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 19 94.

Commission expires May 16, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

BOOK 9575 PG 995

WARRANTY DEED

FROM

John E. Bierbaum and wife, Kathleen E. Bierbaum

TO

Joanne M. Duke

RETURN TO:

Jack Case Wilson, Attorney
P.O. Box 3451
Brentwood, Tennessee 37024-3451

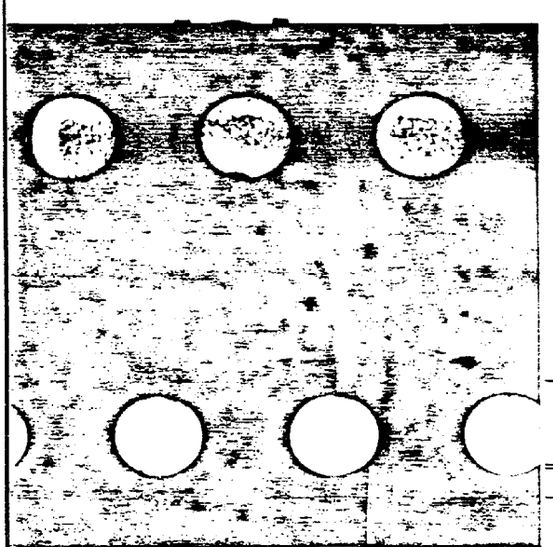
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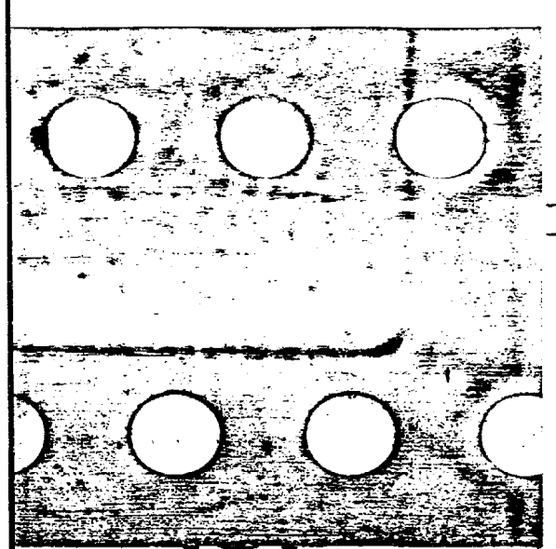
IDENTIF. & REFERENCE

95 JAN 23 AM 9:43

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

4058 01/23 0101 03CHECK 549.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9575PG996

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	145000.00
CON TX	536.50
PRFEE	1.00
WDEED	12.00
TOTAL	549.50
CHECK	549.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

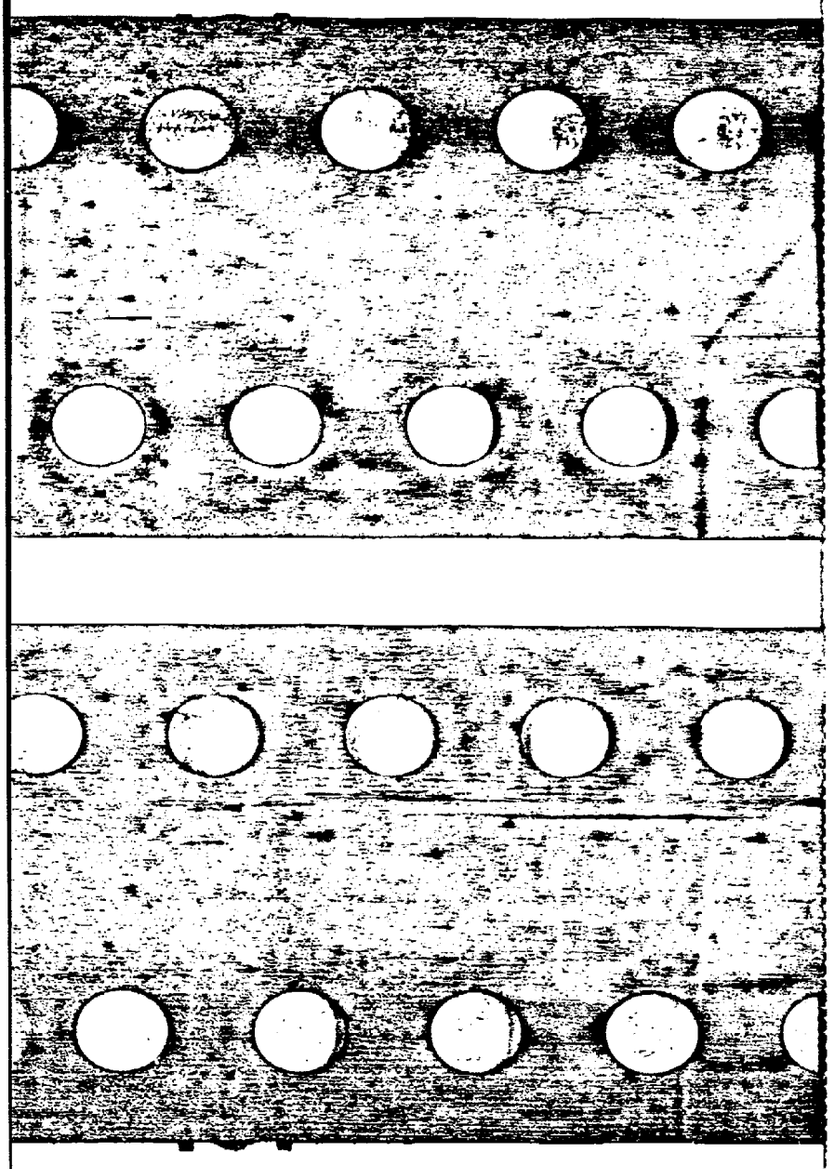
95 JAN 23 AM 9

DAVIDSON COUNTY

27105

IDENTIF. & REFERENCE

No. 873869



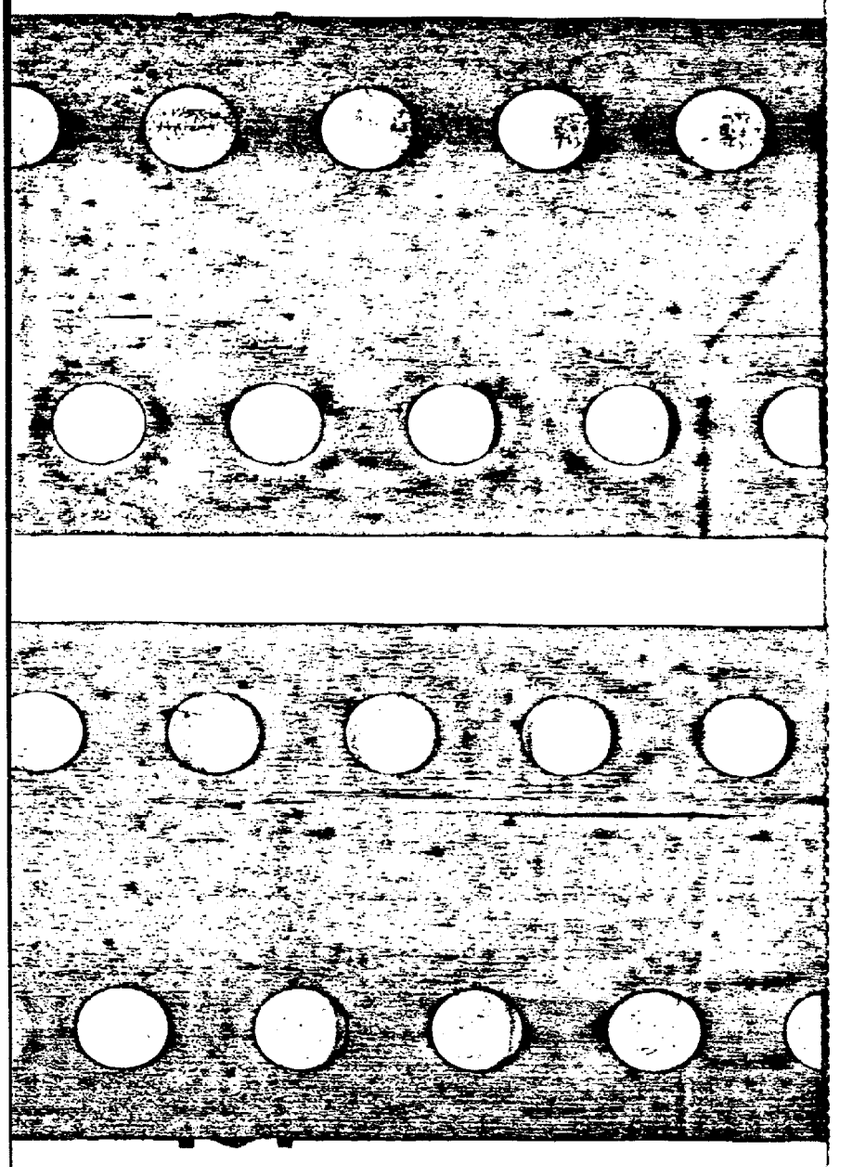
VOID

BOOK 9575PG997

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1-23-95



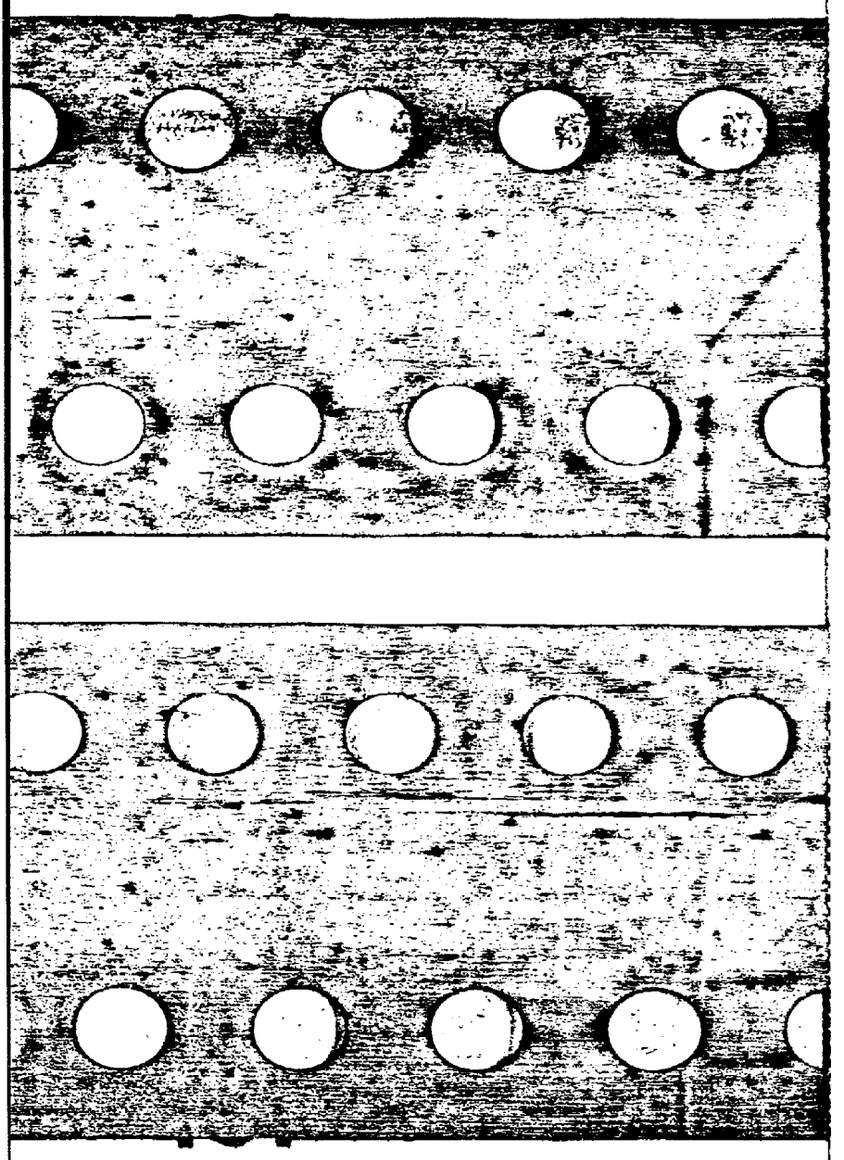
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