THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R-4213

MAP/GROUP/PARCEL
076-05-0-128.00

NEW OWNER'S NAME AND ADDRESS:
Joy Darlene Duncan
4828 Leesa Ann Lane
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
Tennessee Mortgage Corporation
8224 B Gordon Lane
Hermitage, Tennessee 37076

BOOK 9659 PG 159

95 MAY -1 PM 1:17
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

56365
IDENTIF. & REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we, Ray M. Williams and wife, Edith B. Williams, hereinafter called Grantors, do hereby transfer and convey unto Joy Darlene Duncan, unmarried, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 134 on the Plan of Hidden Hill of record in Plat Book 4860, Page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

BEING the same property conveyed to grantors herein by deed of record in Book 5500, Page 550, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Ray M. Williams
Ray M. Williams

Edith B. Williams
Edith B. Williams

41.67 05/01 0101 03CHECK 262.45

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Ray M. Williams and wife, Edith B. Williams, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 3rd day of March, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

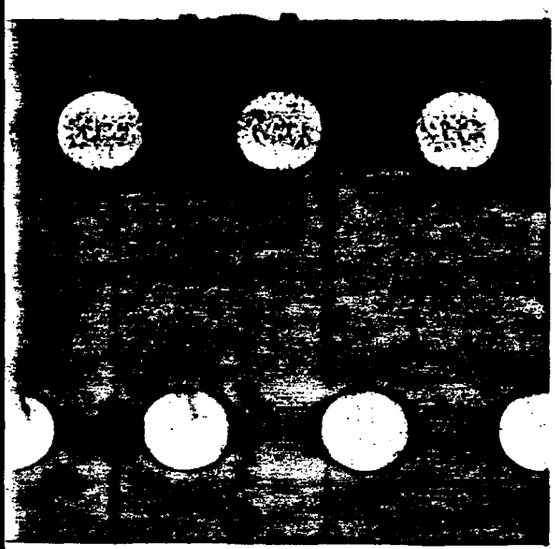
The actual consideration or value whichever is greater for this transfer is $68,500.00.

Jay Darlene Duncan
AFFIANT

Sworn to and subscribed before me, this the 30th day of march, 1995.

NOTARY PUBLIC

My Commission Expires:
2-3-98



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

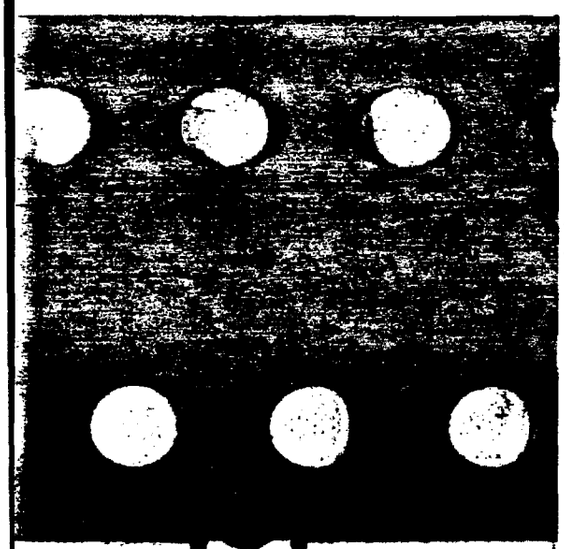
RECEIVED OF _____

FOR _____

BOOK 9659 PG 161

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 68500.00
CON TX 253.45
PRFEE 1.00
WDEED 8.00
TOTAL 262.45
CHECK 262.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/01/95 01 13:18 0001 6167

56365
IDENTIF. ↑ REFERENCE

95 MAY -1 PM 1:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 905593