PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36365
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert F. Duffy Karen P. Duffy 194 Carnavon Parkway Nashville, Tennessee 37205	First Federal Bank, FSB, dba The Bank of Green Hills 4205 Hillsboro Road, Ste 101 Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 129-09-003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Beverly Jane Rogers and spouse, Milton A. Silveira,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert F. Duffy and spouse, Karen P. Duffy,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 170 on the plan of West Meade Park, Inc., Section 4, of record in Book 3300, Pages 68 and 69, Register's Office for said County.

SAID Lot No. 170 fronts 134.67 feet on the northwesterly margin of Carnavon Parkway and extends back 429.0 feet on the northeasterly line and 390.2 feet on the southwesterly line to a dead line in the rear, measuring 148.4 feet thereon.

BEING part of the same property conveyed to Beverly Jane Rogers, unmarried, by deed from Charlene Estrin, unmarried, of record in Book 6155, Page 429, said Register's Office.

This conveyance is subject to any and all matters shown in the herein referenced Plan of record in said Register's Office.

Milton A. Silveira, spouse of Beverly Jane Rogers, joins in this conveyance solely for the purpose of waiving any marital interest he might have in the subject property.

This is improved property, known as: 194 Carnavon Parkway, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of May, 1995.

Beverly Jane Rogers
Beverly Jane Rogers

Milton A. Silveira

State of Virginia
County of Fairfax

On this 4th day of May, 1995, before me the undersigned authority, personally appeared **Beverly Jane Rogers and Milton A. Silveira**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 12/31/98

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 159000.00

Affiant

Sworn and subscribed before me on the 5th day of May, 1995.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

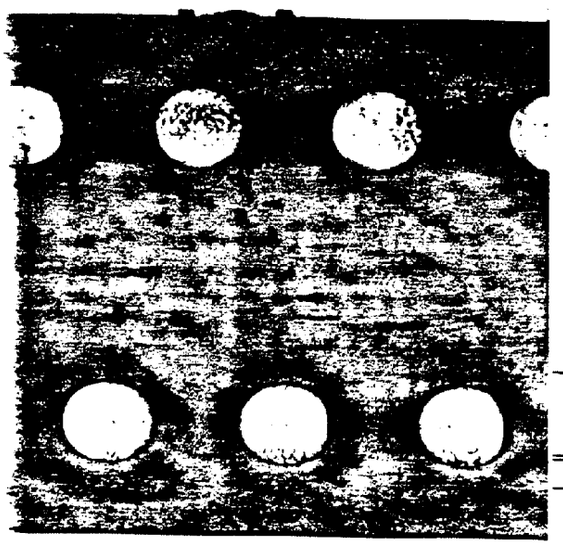
Notary Public

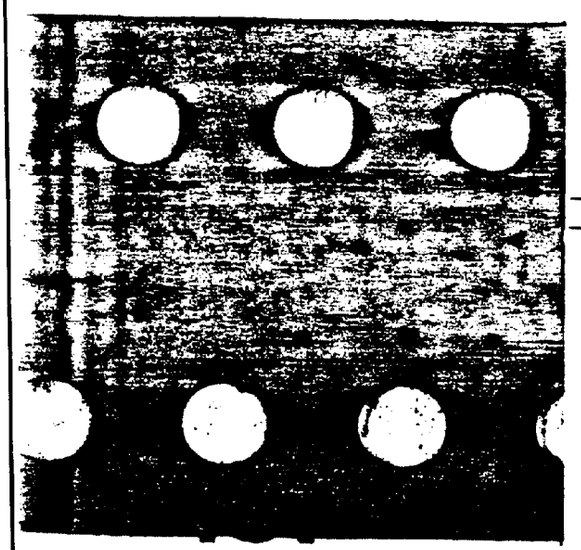
My Commission Expires:

59736
IDENTIFICATION REFERENCE

95 MAY 11 AM 10:26
FELIX Z. WILKINSON II REGISTER
DAVIDSON COUNTY, TN.

9850 05/10 0101 03CHECK 597..





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9669 PG 459

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 159000.00
CON TX 588.30
PRFEE 1.00
WDEED 8.00
TOTAL 597.30
CHECK 597.30

05/10/95 01 22:26 0001 9850

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59736
IDENTIF. ↑ REFERENCE

95 MAY 11 AM 10:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 909238