WARRANTY DEED

BOOK 9686 PG 351

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May 19 95

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marc Fortune	SIERRA WESTERN MORTGAGE COMPANY	MAP 130-8.A
(NAME)	(NAME)	
2200 Harding Place, Unit 3	4861 LBJ Freeway, Suite 506	PARCEL 3
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Dallas, TX 75244	
(CITY) (STATE) (ZIP)	(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 L. Duncan and wife, Patricia C. Duncan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marc Fortune, an unmarried man and Jacquelyn N. Byrom, an unmarried woman

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 Condominium Unit 3, together with an undivided one-eighth (1/8th) interest in the common elements of 2200 Harding Place, a Horizontal Property Regime established by Master Deed dated November 22, 1982, of record in Book 5971, Page 574, Register's Office for Davidson County, Tennessee, as amended by Deed of Correction of record in Book 5989, Page 549, said Register's Office, said unit being located upon a portion of Lot No. 2 on the recorded plan of 2200 Harding Place, a plat of which is of record in Book 5200, Page 463, said Register's Office.

Being the same property conveyed to John L. Duncan and wife, Patricia C. Duncan by deed from Metropolitan Federal Savings & Loan Association of record in Book 7583, Page 872, Register's Office for said County.

This Conveyance is subject to restrictions of record in Book 5729, Page 877 and Book 6000, Page 25, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 2200 Harding Place, Unit 3, Nashville, Tennessee 37215
(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 24th day of May 19 95

John L. Duncan by Matthew H. Maddin Attorney-in-Fact
John L. Duncan

Patricia C. Duncan by Matthew H. Maddin Attorney-in-Fact
Patricia C. Duncan

STATE OF TENNESSEE
COUNTY OF

BOOK 9686 PG 352

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____19_____.

Commission expires _____ _____

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 DAVIDSON

On this the 24th day of May, 1995, before me personally appeared Matthew G. B. Maddin to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John L. Duncan and wife, Patricia C. Duncan and who acknowledged that he executed the same as the free act and deed of the said John L. Duncan and wife, Patricia C. Duncan by virtue of that Power of Attorney, duly executed by the said John L. Duncan and wife, Patricia C. Duncan and being recorded simultaneously herewith.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of May, 1995.

David L. Kazmerowski, Notary Public

My Commission Expires: January 24, 1998

DAVID L. KAZMEROWSKI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

95 MAY 31 PM 3:40

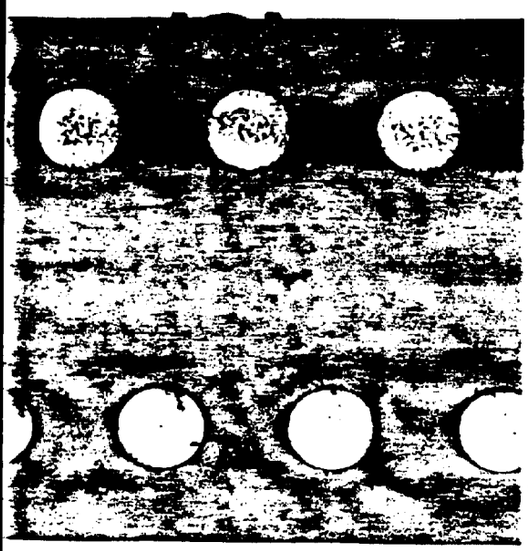
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

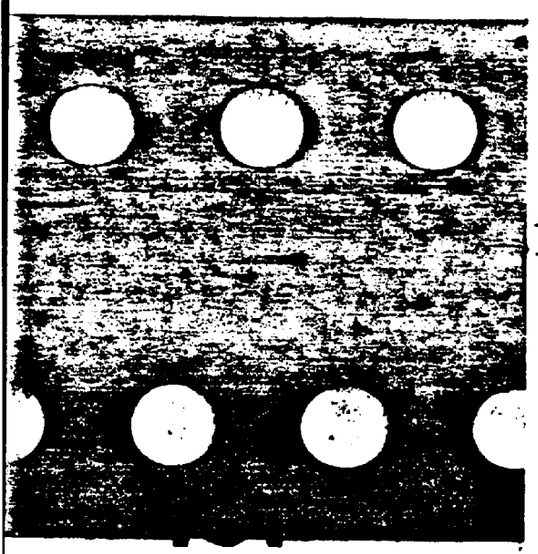
IDENTIF. ↑ REFERENCE

006498

6220 05/31 0101 03CHECK

1433-50





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

RECEIVED OF _____

FOR _____

BOOK 9686 PG 353

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 385000.00
CON TX 1424.50
PRFEE 1.00
WDEED 8.00
TOTAL 1433.50
CHECK 1433.50

05/31/95 01 15:41 0001 6220

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0065498
IDENTIF. ↑ REFERENCE

95 MAY 31 PM 3:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915536