This instrument prep r d by:
SUPERIOR TITLE & Escrow Services, Inc.
103 Sumner Court
Hendersonville, TN 37075
(615)-822-9232

BOOK 9688 PG 823

File #: 95-1717

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged,
Buddy Dunn Contractors, LTD

hereinafter called GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto Robert Mitchell Dukes and Michelle D. Dukes, husband and wife

hereinafter called GRANTEE(S), their Heirs and Assigns, a certain tract or parcel of land, together will all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 16 on the plan of the Final Master Development Plan of Phase III, Revision Conway Court as of record in Plat Book 7900 at page 689, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

00066178
IDENTIF. & REFERENCE

95 JUN -2 AM 10:54
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

6948 06/02 0101 03CHECK 308.70

PROPERTY ADDRESS: 4612 Conway Court, Old Hickory, TN 37138

BEING the same property conveyed to GRANTOR(S) by deed recorded in Book 9466 at page 239, Register's Office for said County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together will all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said GRANTEE(S), their heirs and assigns, in fee simple forever.

SAID CONVEYANCE IS MADE SUBJECT to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show. Also subject to taxes for the year 1995 and subsequent years.

THE SAID GRANTOR(S) does/do hereby covenant with the said GRANTEE(S) that he/she/they is\are lawfully seized in fee simple of the aforedescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the title and quiet possession thereto he/she/they will warrant and defend against lawful claims of all persons, claiming same by, through or under him/her/them no further or otherwise.

IN WITNESS THEREOF, the undersigned have set his/her/their hand and sell on this 26th day of May, 19 95.

George Dunn

Buddy Dunn Contractors, LTD
George Dunn, General Partner

State of Tennessee
County of _____

BOOK 9688PG824

On this _____ day of _____, 19 ____, before me, a Notary Public in and for said State and County, personally appeared _____ with whom I am personally acquainted with and whom, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and official seal.
My Commission Expires:

_____
Kenneth C. Kant Notary Public

January 26, 1997

State of Tennessee
County of Davidson

On this 26th day of May, 19 95 before me, a Notary Public in and for said State and County, personally appeared George Dunn with whom I am personally acquainted with and whom, upon oath, acknowledged that he/she/they is the General Partner of Buddy Dunn Contractors, LTD, a the within-named bargainor, a corporation/partnership/joint venture and as such General Partner, executed the foregoing instrument for the purposes therein contained on behalf of said bargainor.

Witness my hand and officious seal.
My Commission Expires:

Kenneth C. Kant Notary Public

January 26, 1997

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 81,000.00

Robert Mitchell Dukes. Subscribed and sworn to before me, this the 26th day of May, 1995

AFFIANT

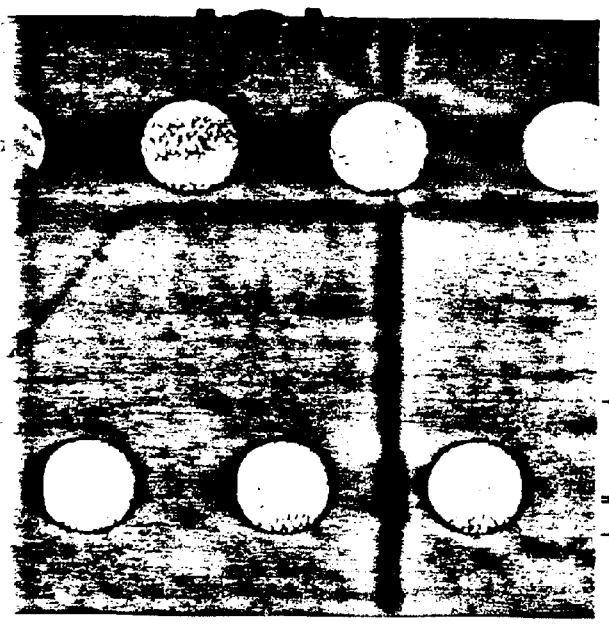
My Commission Expires:
January 26, 1997

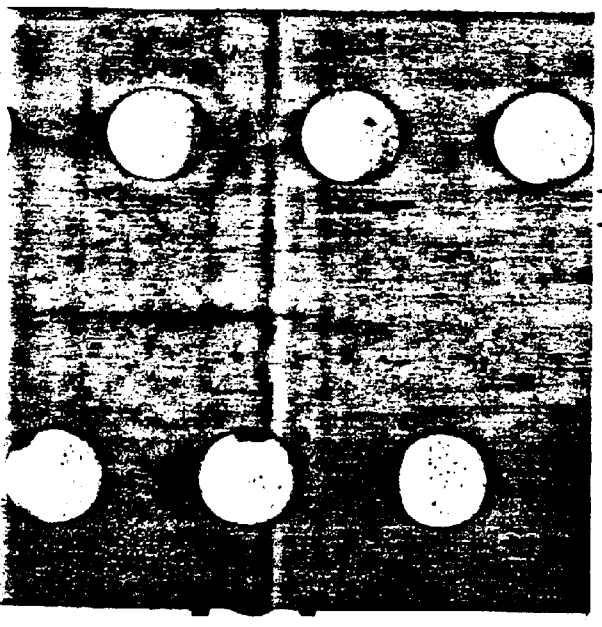
Kenneth C. Kant Notary Public

MAP AND PARCEL #: 064-13-0B 125.00CO

ADDRESS OF NEW OWNER:	*SEND TAX BILLS TO:*
Robert Mitchell Dukes	Southeastern Mortgage of Tennessee, Inc.
4612 Conway Court	565 Marriott Drive, Suite 250
Old Hickory, TN 37138	Nashville, TN 37210

SUPERIOR TITLE & Escrow Services, Inc.
103 Sumner Court, Hendersonville, TN 37075





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9688 PG 825

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	81000.00
CON TX	299.70
PRFEE	1.00
MDEED	8.00
TOTAL	308.70
CHECK	308.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/02/95 01 10:54 5001 6948

00661178
IDENTIF. & REFERENCE

95 JUN -2 AM 10:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 916252