BOOK 9725PG152

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Virginia A. Collier	Middle Tennessee Mortgage, Inc.	MAP and PARCEL
	Attn: Tax Dept.	
210 Disspayne Drive	502 East College Street	85-14-27
Nashville, TN 37214	Dickson, TN 37055	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Morris Allen Duke and Louise M. Duke, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Virginia A. Collier, married** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Stanford Country Club Estates, Section 1, as of record in Book 2900, Page 50, Register's Office for said County, and described as follows:

Beginning at a point in the southwesterly margin of Disspayne Drive, at the corner of Lots Nos. 3 and 4; thence with the line between said Lots, southwesterly 148.17 feet to a point; thence southeasterly 141.26 feet to the northwesterly margin of Jenry Drive; thence with the margin of the same, northeasterly 132.6 feet to the beginning of a curve; thence around said curve, northerly 35.9 feet to the southwesterly margin of Disspayne Drive; thence with the margin of the same northwesterly 100.32 feet to the point of beginning.

Being the same property conveyed to Morris Allen Duke and wife, Louise M. Duke, by deed from Charles M. Brewer and wife, Virginia Ann Brewer, of record in Book 3317, Page 309, Register's Office for Davidson County, Tennessee.

This is property with a common address of 210 Disspayne Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2900, Page 50, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 2993, Page 109, said Register's office; 4) Sanitary Sewer and/or Storm Drainage Easement of record in Book 5250, Page 693, said Register's office.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $97,500.00

Virginia A. Collier
Affiant

Subscribed and sworn before me this 30th day of June, 1995.

My Commission Expires: _____

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 9725PG153

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **30th** day of **June, 1995.**

Morris Allen Duke

Louise M. Duke

Morris Allen Duke

Louise M. Duke

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Morris Allen Duke and Louise M. Duke, husband and wife** , with whom I am personally acquainted, or who 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 **30th** day of **June, 1995.**

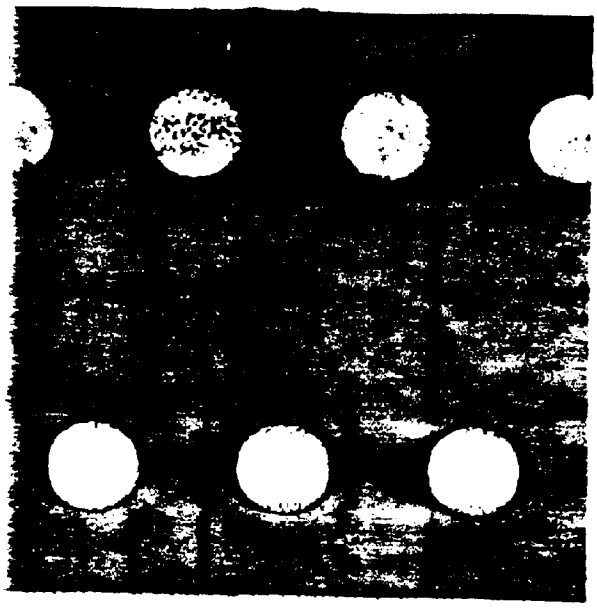
Notary Public
My Commission Expires:

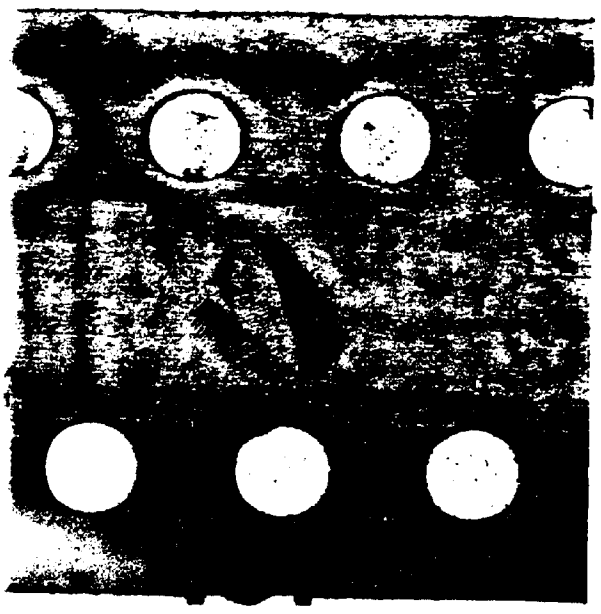
File No. 9508-240

00077097
IDENTIF. & REFERENCE

95 JUL -7 PM 1:09
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

8952 07/07 0101 03CHECK 369.75





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

RECEIVED OF _____

FOR _____

BOOK 9725 PG 154

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 97500.00
CON TX 360.75
PRFEE 1.00
WDEED 8.00
TOTAL 369.75
CHECK 369.75

07/07/95 01 13:11 0001 8952

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00770097
IDENTIF. ↑ REFERENCE

95 JUL -7 PM 1:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 928089