BOOK 9780PG429

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

OUR FILE NUMBER: R4557

MAP/GROUP/PARCEL
025-04-0-123.00

NEW OWNER'S NAME AND ADDRESS:
Lonnie Giles Tinnin and wife,
Susan Whitaker Tinnin
309 McCoin Drive
Goodlettsville, TN 37072

9006 08/31 0101 03CHECK 497.40

SEND TAX BILLS TO:
Sierra Western Mortgage Company
9451 Corbin Avenue
Northridge, CA 91324

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Brenda Sue Young (n/k/a Brenda Sue Duke), hereinafter called Grantor, do hereby transfer and convey unto Lonnie Giles Tinnin and wife, Susan Whitaker Tinnin, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot Number 10 on the Plan of Franklin Heights, Phase I, Section 2, of record in Plat Book 6900 at Page 856, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Marc Trent Young and wife, Brenda Sue Young herein by deed of record in Book 8784, page 907, and further conveyed by Quitclaim Deed to Brenda Sue Young in Book 9530, Page 48, Register's Office for Davidson County, Tennessee.

Brenda Sue Young is now known as Brenda Duke.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that she is 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.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Brenda Sue Duke (formerly known as Brenda Sue Young)

009554.9
IDENTIFICATION REFERENCE

AUG 31 PM 1:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Brenda Sue Duke, (formerly known as Brenda Sue Young, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 28th day of August, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

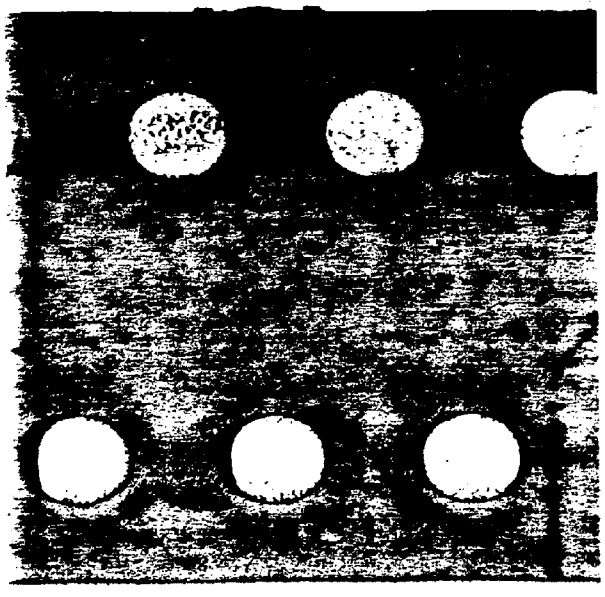
The actual consideration or value whichever is greater for this transfer is $132,000.00.

AFFIANT

Sworn to and subscribed before me, this the 28th day of August, 1995.

NOTARY PUBLIC

My Commission Expires:
2-3-98



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

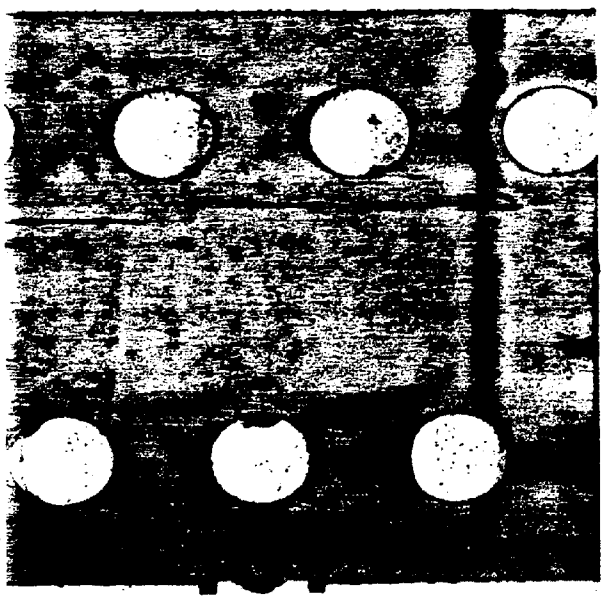
RECEIVED OF _____

FOR _____

BOOK 9780 PG 431

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 132000.00
CON TX 488.40
PRFEE 1.00
WDEED 8.00
TOTAL ~~497.40~~
CHECK ~~497.40~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/31/95 01 13:39 0001 9006

0095549
IDENTIF. ↑ REFERENCE

95 AUG 31 PM 1:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.947919