BOOK 9822 PG 141

WARRANTY DEED

File No: 00277366

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nancy A. Russell	BancBoston Mort Corp	Map 116-03-0-B
[NAME]	[NAME]	
4505 Harding Road #125	7301 Baymeadows Way	Parcel 125
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37205	Jacksonville, FL 32256	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Ronald Nye Duncan, ~~unmarried~~ and wife, Gayle Hendricks

have this day bargained and sold, and do hereby transfer and convey unto the said Nancy A. Russell, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee
COUNTY OF Davidson

} The actual consideration or value which ever is greater, } for this transfer is $ 124,900.00

Subscribed and sworn to before me, this the 5TH day of OCTOBER, 19 95

Affiant

My Commission Expires: 11/10/97 [Affix Seal]

Notary Public Linda V. Jones

unimproved ( )
This is improved (X) property known as 4505 Harding Road, #125, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 5TH day of OCTOBER, 19 95, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ronald Nye Duncan

Gayle Hendricks

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Ronald Nye Duncan, ~~XXXXXXXXXX~~ and wife, Gayle Hendricks

the within named bargainor(s), with whom I am personally acquainted (or 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 Davidson COUNTY, Tennessee, this 5TH day of OCTOBER, 19 95.

Linda V. Jones
~~Notary Public~~
Linda V. Jones

Commission expires 11/10/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

0109992
IDENTIFICATION REFERENCE

95 OCT -9 AM 11:19
FELIX Z. KNIGHT, REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM

_____

TO

_____

_____

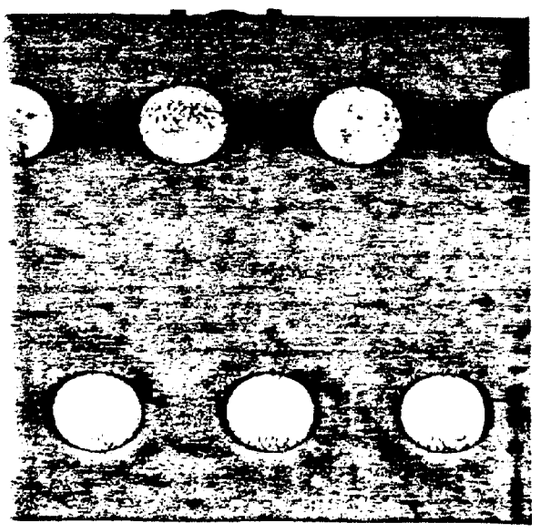
Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

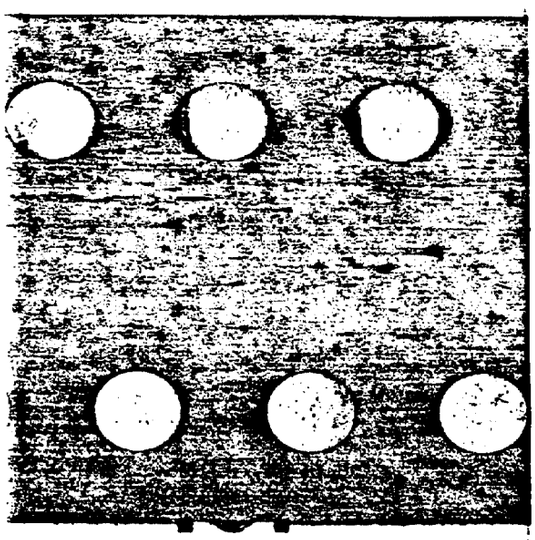
4405 10/09 0101 03CHECK 475.13

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. 125 on the Plan of Royal Oaks Condominiums, of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, together with the common elements as set forth in the Master Deed, of record in Book 5282, page 972, said Register's Office . Said Unit is also part of Lot No. 2 on the Revision of Lots 1, 2, 4 and 5 of Royal Oaks, of record in Book 4660, page 59, said Register's Office.

Being the same property conveyed to Ronald Nye Duncan, by deed from Sandra Jean Liles, a single person, of record in Book 7059, page 817, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

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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	
				124900.00
			CON TX	462.13
			PRFEE	1.00
			WDEED	12.00
			TOTAL	475.13
			CHECK	475.13
10/09/95	01		11:19 0001	4405

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0109992 IDENTIF. # REFERENCE

95 OCT -9 AM 11:19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 963171