BOOK 9905 PG 506

WARRANTY DEED

PREPARED BY:

C. Patterson Cron
Woodard and Lincoln
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is ~~$20,000.00~~ $45,000.00

James F Duncan
Affiant

Sworn to and subscribed before me on this the 15th day of December, 1995.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: 3-27-99

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:
JAMES F. DUNCAN and wife,
VICTORIA A. DUNCAN
1301 Neely's Bend Road, Unit D35
Madison, Tennessee 37115

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 52-16-A-35.00CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, WE, CORNELIS DEN HERTOG and wife, JOANN LOVE DEN HERTOG, TRUSTEES UNDER AGREEMENT DATED NOVEMBER 7, 1994, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto JAMES F. DUNCAN and wife, VICTORIA A. DUNCAN, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, as follows:

Apartment Union No. D-35, of Neely's Bend Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master deed, of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, Page 200, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Cornelis den Hertog and wife, Joann Love den Hertog, Trustees, by quitclaim deed from Cornelis den Hertog, Individually, of record in Book 9518, page 722, Register's Office for Davidson County, Tennessee.

This is improved property known as 1301 Neelys Bend Road, Madison, Tennessee, 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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, except as follows:

1) 1995 Davidson taxes have been paid.

2) Plan of record in Plat Book 5200, page 200, Register's Office Davidson County, Tennessee.

And GRANTORS 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.

WITNESS our hands this the 18th day of December, 1995.

Cornelis den Hertog, Trustee
CORNELIS DEN HERTOG, TRUSTEE

Joann Love den Hertog, TRUSTEE
JOANN LOVE DEN HERTOG TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, CORNELIS DEN HERTOG and JOANN LOVE DEN HERTOG, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 18th day of December, 1995.

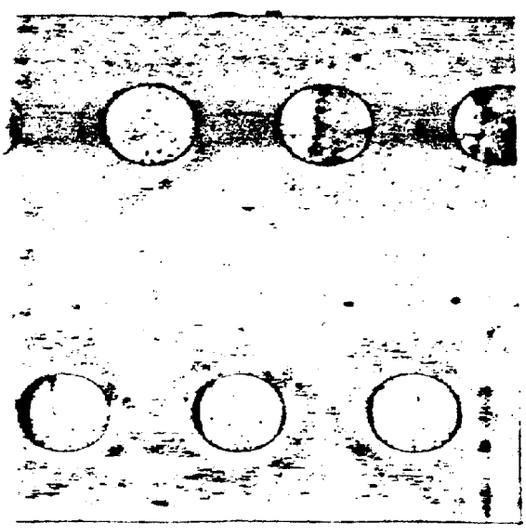
Charles P. C
NOTARY PUBLIC

My Commission Expires: March 27, 1999

3695 01/02 0101 03CHECK 175.50

0137033
IDENTIF. ↑ REFERENCE

96 JAN -2 PM 1:05
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

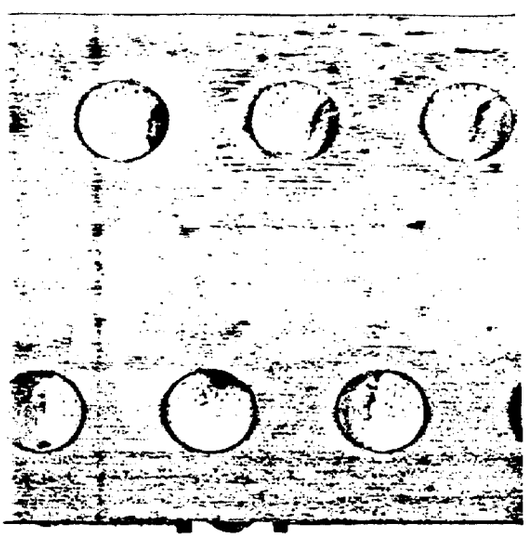
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 8.00
TOTAL 175.50
CHECK 175.50
01/02/96 01 13:06 0001 3695

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0137033
IDENTIF. ↑ REFERENCE

96 JAN -2 PM 1:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 992066