File Box 9-[illegible]
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

10065 840

#13819

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
GEORGE DUCAS (NAME)	NEW OWNER (NAME)	130-9
143 Brookfield Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	17
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DZ32310

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, KENNETH M. BRYANT AND WIFE, HOLLY D. HOFFMAN BRYANT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE DUCAS AND WIFE, CAROLINE CHUSTZ DUCAS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 15 Block "C" on the Plan of 2nd Revised Plan of Highlands of Belle Meade No. 2 Blocks A,B,C and D, as of record in Plat Book 1130, page 62, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Kenneth M. Bryant, unmarried and Holly D. Hoffman, unmarried by deed from John Willis Lea, IV and wife, Ellen Bradford Lea of record in Book 7625, page 905, said Register's Office. The said Kenneth M. Bryant and Holly D. Hoffman having since married.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 1130, page 62, said Register's Office.

0186726

IDENTIF. & REFERENCE

96 MAY 30 AM 10:20

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

6985 05/30 0101 03CHECK 841.50

This is improved (XX) unimproved ( ) property, known as 143 Brookfield Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of May, 19 96

Kenneth M. Bryant
KENNETH M. BRYANT

Holly D. Hoffman Bryant
HOLLY D. HOFFMAN BRYANT

STATE OF TENNESSEE
COUNTY OF Davidson

10065 PG 541

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH M. BRYANT AND WIFE, HOLLY D. HOFFMAN BRYANT with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of May, 19 96.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 19 96.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

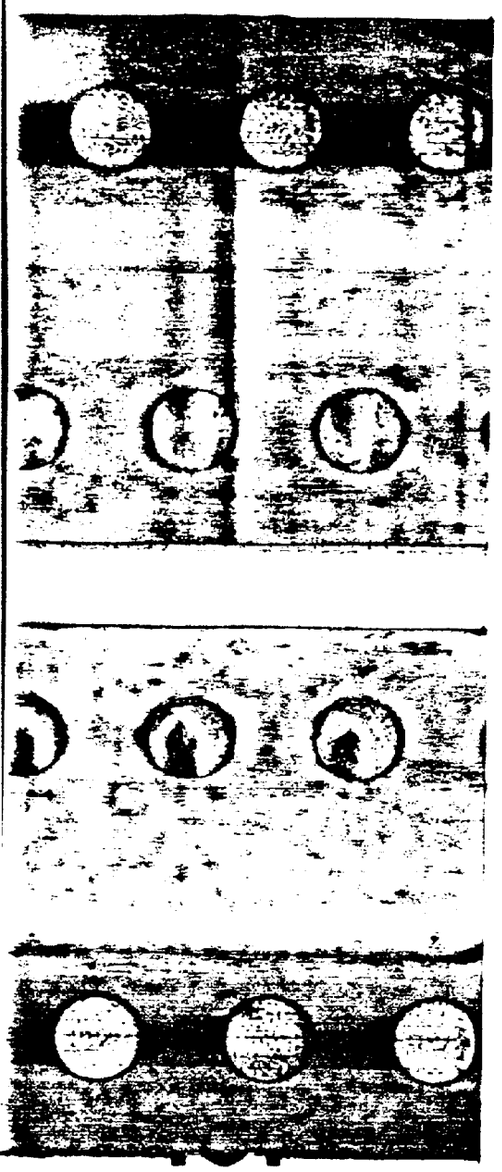
Notary Public

WARRANTY DEED

FROM KENNETH M. BRYANT AND WIFE, HOLLY D. HOFFMAN BRYANT

TO GEORGE DUCAS AND WIFE, CAROLINE CHUSTZ DUCAS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10065 PG 842

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 225000.00
				CON TX 832.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 841.50
				CHECK 841.50
			05/30/96 01	10:24 0001 6985

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0186726
IDENTIF. # REFERENCE

96 MAY 30 AM 10: 20
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1044890