Mail to 43

WARRANTY DEED

BOOK 10070 PG 672

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

James T. Hiatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: 1/29/2000

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attys., 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Hiatt (NAME)	First American National Bank (NAME)	83-12 127
900 Potter Lane (ADDRESS)	First American Center (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Larry E. Duke, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Hiatt and wife, Judy K. Hiatt

HEREINAFTER CALLED THE GRANTEES, THEIR 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, TN, being Lot No. 147 on the Map of Rosewood Heights, Section V, of record in Book 2331, Page 39, Register's Office for said County.

Said Lot No. 147 fronts 85 feet on the west side of Potter Lane and runs back 176.5 feet on the north line and 172 feet on the south line to a dead line on which it measures 85 feet.

Being the same property conveyed to Larry E. Duke and wife, Lucy Hoskins Duke, by deed from Kenneth Ray Watson and wife, Shirley Wynne Watson, of record in Book 6241, Page 116, rerecorded in Book 6244, page 852, Register's Office for Davidson County, TN. The parties have since divorced, and by quitclaim deed of record in Book 9827, page 165, said Register's Office, Lucy Lynn Hoskins Duke conveyed her interest in said property to Larry Ellison Duke. Lucy Hoskins Duke and Lucy Lynn Hoskins Duke are one and the same person. Larry E. Duke and Larry Ellison Duke are one and the same person.

This description is the same used in the previous deed of record.

Subject to restrictions in Book 2437, page 574; easement for sanitary sewers and/or storm drainage in Book 3992, page 29; all matters on the plan of record.

unimproved ( )
This is improved (X) property, known as 900 Potter Lane, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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, unless otherwise herein set out; and we 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. 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.

Witness my hand this 31st day of May 19 96

Larry E. Duke
Larry E. Duke

BOOK 10070 PG 673

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry E. Duke

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of May, 19 96.

Commission expires January 29, 2000

Notary Public

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

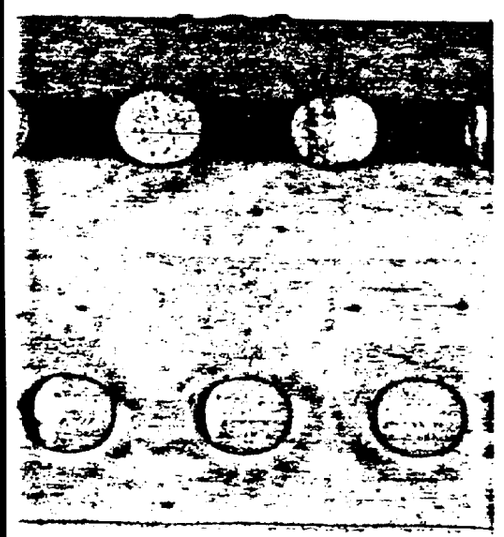
IDENTIFICATION REFERENCE 0188024

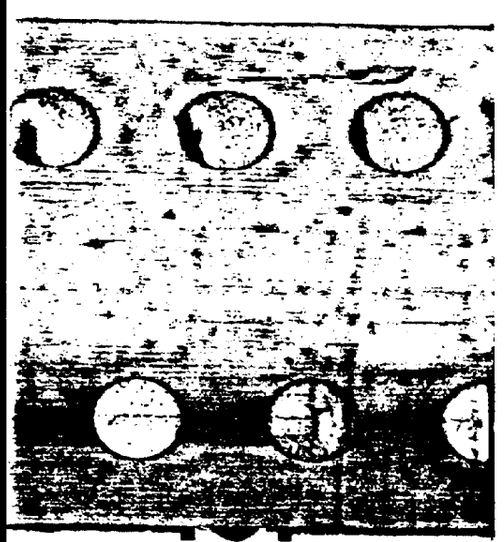
96 JUN -3 PM 1:43

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3370 06/03 0101 03CHECK

383.50





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

RECEIVED OF _____

FOR _____

BOOK 10070 PG 674

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	85000.00
CON TX	314.50
PRFEE	1.00
WDEED	8.00
TOTAL	323.50
CHECK	323.50

~~6/07/96 04 13:48 0001 8370~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0188024
IDENTIF. # REFERENCE

96 JUN -3 PM 1:43
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1046259