BOOK 10094 PG 176

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 19 96

Notary Public

MY COMMISSION EXPIRES: 7-26-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter J. Arthur, Jr. (NAME)	North American Mortgage Company (NAME)	MAP 147-9
4964 Darlington Drive (ADDRESS)	3883 Airway Drive (ADDRESS)	PARCEL 96
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Santa Rosa, CA 95403 (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, Betty Chandler and Patsy Duncan Brown, Co-Executrices of the Estate of Minnie C. Duncan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter J. Arthur, Jr. and wife, Hazel F. Arthur

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, Tennessee, being Lot No. 186 on the Plan of Section I, Caldwell Country Estates, of record in Book 2663, pages 68 and 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Riley C. Duncan and wife, Minnie C. Duncan by deed from F. L. Eubank and wife, Helen L. Eubank, of record in Book 2964, page 413, said Register's Office. Riley C. Duncan died, leaving Minnie C. Duncan as the surviving spouse. Minnie C. Duncan died November 24, 1995. Betty Chandler and Patsy Duncan Brown are the Co-Executrices with power of sale under the Will of Minnie C. Duncan, of record in Will Book 204, page 218, Probate Court Clerk's Office of Davidson County, Tennessee.

This conveyance is subject to any and all easements and restrictions of record.

This is unimproved ( ) improved (X) property, known as 4964 Darlington Drive, Nashville, Tennessee 37211
(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 our hands this 20th day of June 19 96

Betty Chandler, Co-Executrix

Betty Chandler, Co-Executrix

Patsy Duncan Brown, Co-Executrix

Patsy Duncan Brown, Co-Executrix

BOOK 10094 PG 177

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Chandler and Patsy Duncan Brown

the 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 Nashville, Tennessee, this 20th day of June 19 96.

Commission expires _____

_____
Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Betty Chandler and Patsy Duncan Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be co-executrices of the Estate of Minnie C. Riley, the within named bargainor, and that they as such co-executrices executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate of Minnie C. Riley, and co-executrices. Witness my hand and seal this 20th day of June, 1996.

My Commission Expires:

7-26-97

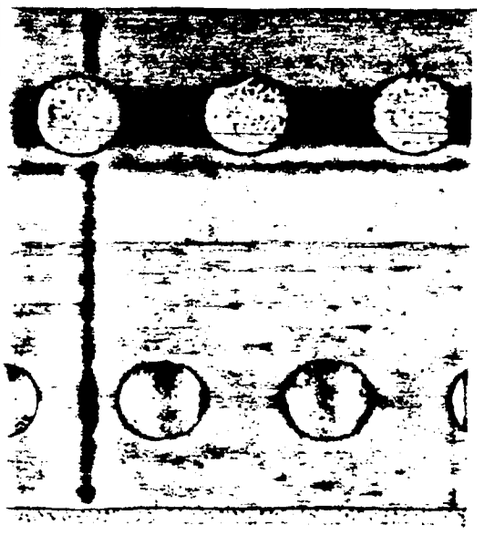
Notary Public

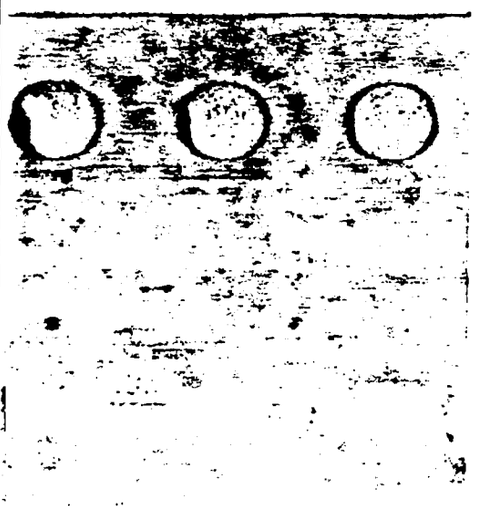
0195213
IDENTIF. & REFERENCE

96 JUN 21 AM 10:08
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV

6174 06/21 0101 03CHECK 504.80





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

RECEIVED OF _____

FOR _____

BOOK 10094 PG 178

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 134000.00
				CON TX 495.80
				PRFEE 1.00
				MDEED 8.00
				TOTAL 504.80
				CHECK 504.80
			06/21/96 01	10:10 0001 6174

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0195213
IDENTIF. ↑ REFERENCE

96 JUN 21 AM 10:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1053961