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BOOK 10190 PG 617

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF September, 96

Notary Public

MY COMMISSION EXPIRES: Sept 18, 1999
(AFFIX SEAL)

SUSAN B. NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE
My Commission Expires Sept. 18, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynn Duke (NAME)	Guaranty Trust Company (NAME)	80-18-112
3252 Panorama Drive (ADDRESS)	726 South Church Street (ADDRESS)	13DA-65305
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133-1218 (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, Annette Warren Spicer, Individually; Clifton Eugene Warren by Annette Warren Spicer, Attorney-in-Fact; Joyce Warren by Annette Warren Spicer, Trustee and * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lynn Duke and husband, Charles D. Duke

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. 170 on the Plan of Section I, Bordeaux Gardens, of record in Book 3300, page 91, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Ebon C. Warren and wife, Mildred B. Warren, by deed from Coleman Land Co., a Tennessee corporation, of record in Book 3575, Page 481, Register's Office for Davidson County, TN. The said Ebon C. Warren having since predeceased his wife, Mildred B. Warren. Mildred B. Warren having since died leaving a Will whereby said property was devised to her three children, Clifton Eugene Warren, Annette Foster (now known as Annette Warren Spicer), and Annette Foster (now known as Annette Warren Spicer) as Trustee for Joyce Warren.

This conveyance is subject to the following: Taxes for the year 1996 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 3300, page 91; restrictions of record in Book 3465, page 403; Easement of record in Book 1136, page 1; and rest of record in Book 3537, page 350; all of record in the Register's Office for Davidson County, Tennessee.

Mildred B. Warren and Mildred O. Warren being one in the same person.

Charles D. Duke joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Lynn Duke.

unimproved ( )
This is improved (X) property, known as 3252 Panorama Drive, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*Annette Warren Spicer, Executrix under the Will of Mildred O. Warren.

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 11th day of September, 19 96

The Estate of Mildred O. Warren
By: Annette Warren Spicer
Annette Warren Spicer, Executrix

By: Annette Warren Spicer
Annette Warren Spicer, Individually

By: Joyce Warren by Annette Warren Spicer
Joyce Warren, By: Annette Warren Spicer, Trustee

By: Clifton Eugene Warren by Annette Spicer
Clifton Eugene Warren, By: Annette

-In-F

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10190 PG 618

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annette Warren Spicer

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 11th day of September 19 96

Commission expires Sept. 18, 1999

SUSAN B. NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Sept. 18, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared ANNETTE WARREN SPICER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for CLIFTON EUGENE WARREN, the within named bargainor(s), and that he/she as such Attorney in Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of CLIFTON EUGENE WARREN, bargainor(s) by the said ANNETTE WARREN SPICER, as such Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 11th day September, 1996.

SUSAN B. NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Sept. 18, 1999

Notary Public

My Commission expires: Sept. 18, 1999

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared ANNETTE WARREN SPICER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Trustee for JOYCE WARREN the within named bargainors, and that they/he/she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name(s) of JOYCE WARREN the bargainor(s) by the said ANNETTE WARREN SPICER as such Trustee.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 11TH day of September, 1996.

SUSAN B. NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Sept. 18, 1999

Notary Public

My Commission expires: Sept. 18, 1999

WARRANTY DEED

FROM

The Estate of Mildred O. Warren

TO

Lynn Duke

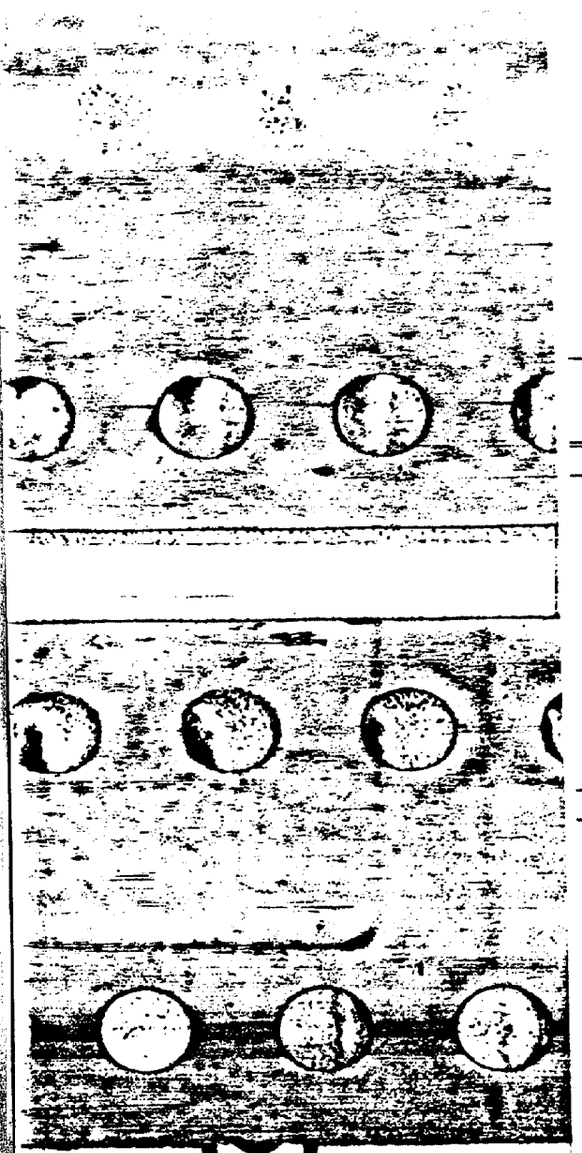
RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

0224982
IDENTIF. & REFERENCE

96 SEP 13 PM 3:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9216 09/13 0101 03CHECK 186.60



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

RECEIVED OF _____

FOR _____

BOOK 10190 PG 619

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	48000.00
			CON TX	177.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	186.60
			CHECK	186.60
09/13/96	01		15:16 0001	3216

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0224982
IDENTIF. ↑ REFERENCE

96 SEP 13 PM 3:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1030663