WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35171)

STATE OF TENNESSEE BOOK 10329 PG 61
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,500.00

Louis H. Dobbins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January 19 97

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES 11/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louis H. Dobbins	~~Prolend Mortgage~~ SAME	105-11-280
(NAME)	(NAME)	
1906 Bransford Avenue	~~3800 Buffalo Speedway, Suite 304~~	6DA-21905
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	~~Houston, Texas 77095~~	
(CITY) (STATE) (ZIP)	(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, Elsie O. Duke, widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Louis H. Dobbins, a single person

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. 27 on the Map of George I. Waddey's Subdivision of the South part of Lots Nos. 4, 5, and 6 of the Horton Lots, as of record in Book 547, Page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Omer Thomas Duke and wife, Elsie O. Duke by deed from William M. Grant et al of record in Book 5318, Page 425, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

The said Omer Thomas Duke has since died.

Elsie O. Duke and Elsie S. Duke are one and the same person.

unimproved ( )
This is improved (X) property, known as: 1906 Bransford Avenue, Nashville, TN 37204
(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 10th day of January 19 97

Elsie O. Duke by Lucy J. Simmons attorney in fact

Elsie O. Duke by Lucy J. Simmons as her attorney in fact

BOOK 10320 PG 62

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 ELSIE O. 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 Nashville, Tennessee, this 10th day of January 19 97.

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

On this the 10TH day of JANUARY, 1997, before me personally appeared LUCY J. SIMMONS to me known to be the person who executed the foregoing instrument in behalf of ELSIE O. DUKE as HER Attorney in Fact, and acknowledged that SHE executed the same as the free act and deed of the said ELSIE O. DUKE.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 10TH day of JANUARY, 1997.

ALAN L. SIMMONS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

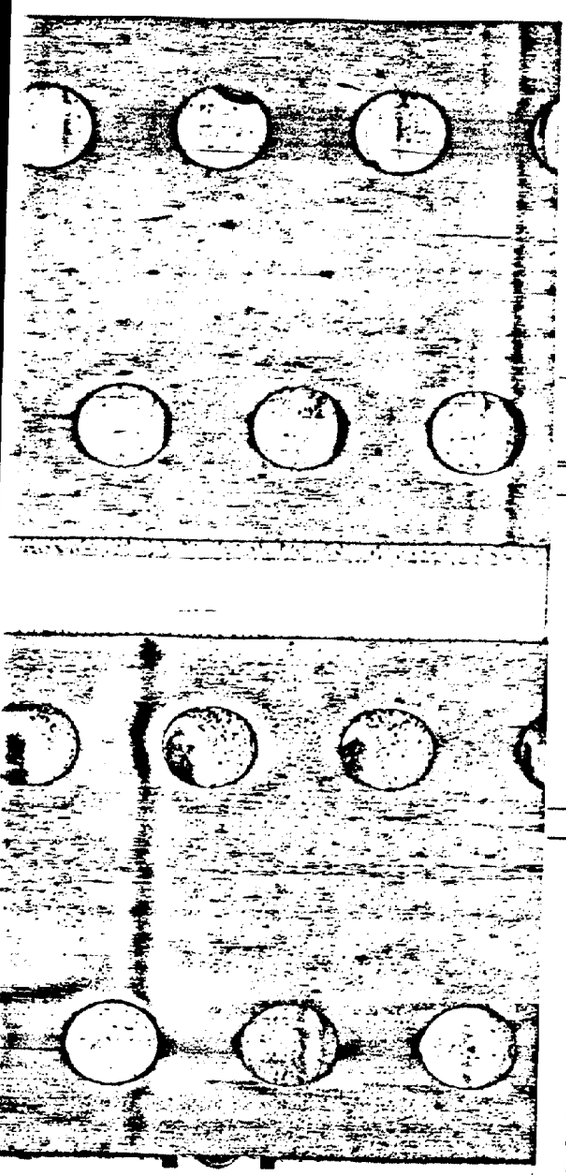
Notary Public

My Commission Expires: 11/28/98

97 JAN 15 PM 12:06
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0264259
IDENTIFICATION REFERENCE

4910 01/15 0101 03CHECK 203.25



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

RECEIVED OF _____

FOR _____

BOOK 10320 PG 63

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 52500.00
CON TX 194.25
PRFEE 1.00
WDEED 8.00
TOTAL 203.25
CHECK 203.25

(1/15/97 01 12:08 0001 4910

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0264259
IDENTIF. ← REFERENCE

97 JAN 15 PM 12:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1107415