BOOK 10362 PG 671

STATE OF TENNESSEE 7234-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,900.00

George O Chase
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 97.

Mark A Ellmore
Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 1/20/99

NOTARY PUBLIC AT LARGE DAVIDSON CO. TN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS: George O. Chase	SEND TAX BILLS TO: Mortgage Resources, Inc.	148-206
(NAME) 4800 Payne Road	(NAME) 404 BNA Drive, Suite 400	
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRES) Nashville, Tennessee 37217	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, David Allen Duggin, unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto George O. Chase and Sue Ellen Chase, husband and wife

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. 5 on the Plan of Joseph Mullins Subdivision of Lots 6, 7, 8, and 9 of the A.P. Grinstead Subdivision of Lots at Antioch of record in Plan of Book 161, Page 63, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Reeves Road at the common corner of Lots 4 and 5 thence with the line between said two lots southerly 150 feet to a point; thence westerly 56 feet to a point in the northeasterly margin of Payne Road; thence with the northeasterly margin of Payne Road; northwesterly 190 feet to a point in the southerly margin of Reeves Road; thence with the southerly margin of Reeves Road easterly 169 feet to the point of beginning.

BEING the same property conveyed to David Allen Duggin, unmarried by deed from Bernie Ray Jernigan and wife, Brenda Gayle Jernigan, filed of record in Book 8669, page 237, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

David Duggin and David Allen Duggin being one and the same person.

This is improved property known as 4800 Payne Road, Antioch, TN 37013

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 his hand this 26th day of February, 19 97.

David Allen Duggin by Ruth A Adams atty. in fact
David Allen Duggin

BOOK 10362 PG 672

7234-M

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named David Allen Duggin, unmarried 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 26th day of February, 19 97.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26th day of February, 1997, before me the undersigned Notary Public, personally appeared Ruth A. Odom, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for David Allen Duggin and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

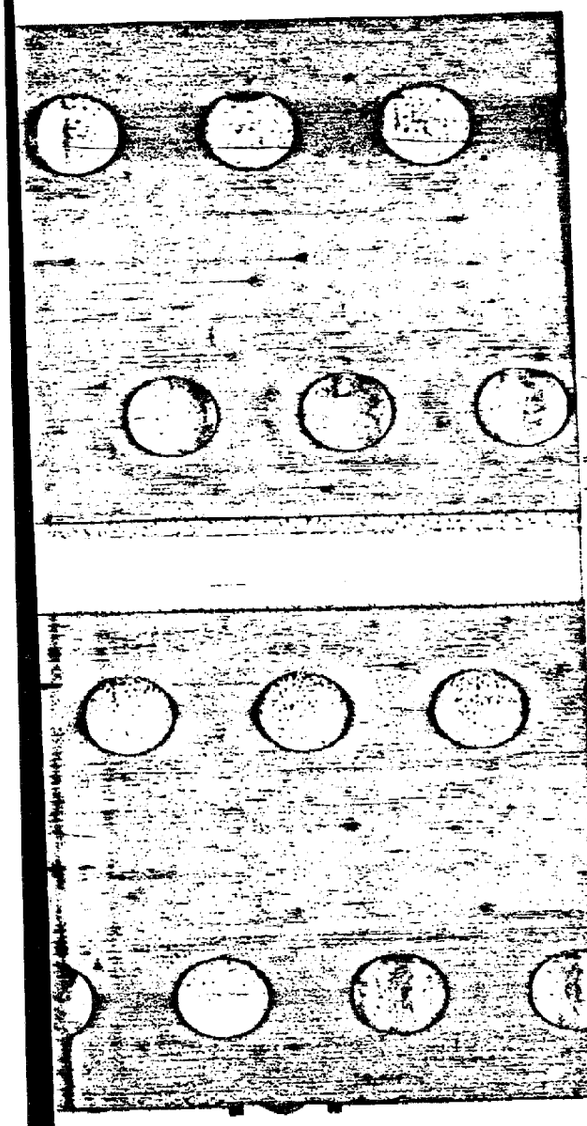
Mark A. Ellmore, Jr. Notary Public

My commission expires:
1/20/99

97 FEB 27 PM 4:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0277104
IDENTIF. & REFERENCE

0765 02/27 0101 03CHECK 297-23



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

RECEIVED OF _____

FOR _____

BOOK 10362 PG 673

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 77900.00
CON TX 288.23
PRFEE 1.00
WDEED 8.00
TOTAL 297.23
CHECK 297.23

02/27/97 01 16:06 0001 0765

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0277104
IDENTIF. # REFERENCE

97 FEB 27 PM 4:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121178