PREPARED BY: RETURN TO:

BANKERS TITLE & ESCROW CORP BOOK 10369 PG 820
3310 WEST END AVE.
NASHVILLE, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Jeffery Scott Duckworth,	Southeastern Mortgage	
et ux,	of Tennessee, Inc	Map 117-02-0
2803 Natchez Trace	565 Marriott Dr.,#250	Parcel 039.0033.00
Nashville, TN 37212	Nashville, TN 37214-5104	

This instrument prepared by: Joseph V. Ferrelli, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, Celia Watson, Rose Helen Black Holt, Frederick M. Black, Samuel I. Black and Miriam B. Butzer (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Jeffrey Scott Duckworth and wife, Jan Kozak Duckworth, (the "Grantees"), Grantee's heirs and assigns, a certain tract or parcel of land lying and being located in Davidson County, State of Tennessee, being more particularly described as follows, to- wit:

Being a part of the northerly 50 feet of the easterly 200 feet of Lot No. 17 on the Plan of Belair, as of record in Book 332, page 6, Register's Office for said County. Said part of said Lot No. 17 fronts 50 feet on the westerly side of 28th Avenue South (now Natchez Trace) and runs back between parallel lines 78 feet on the south and 143.4 feet on the north to a line which measures 81.6 feet.

Being the same property conveyed to Celia Watson, Rose Helen Black Holt, Miriam B. Butzer, Frederick M. Black and Samuel I. Black as Tenants in Common as recorded in Book 10369 page 818, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and any restrictive covenants of record.

This is improved property commonly known as 2803 Natchez Trace, Nashville, Tennessee 37212.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON)]
[The actual consideration or value, whichever is greater for]
[this transfer is $116,500.00. Samuel I Black]
[Affiant]
[Subscribed and sworn to before me this 26th day of February,]
[1997.]
[Notary Public]
[My Commission Expires 5-7-99]

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of February, 1997.

Celia Watson,

BY: Celia Watson by Miriam B. Butzer Miriam B. Butzer
Miriam B. Butzer, Attorney in Fact Miriam B. Butzer

Rose Helen Black Holt,

BY: Rose Helen Black Holt by Miriam B. Butzer
Miriam B. Butzer, Attorney in Fact

Frederick M. Black,

BY: Frederick M. Black by Miriam B. Butzer
Miriam B. Butzer, Attorney in Fact

Samuel I. Black,

BY: Samuel I. Black by Miriam B. Butzer
Miriam B. Butzer, Attorney in Fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 26th day of February, 1997, before me personally appeared Miriam B. Butzer, to me known to be the person who executed the foregoing instrument on behalf of Celia Watson, Rose Helen Black Holt, Frederick M. Black and Samuel I. Black, and who acknowledged that she executed the same as the free act and deed of the said Celia Watson, Rose Helen Black Holt, Frederick M. Black and Samuel I. Black.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of February, 1997.

NOTARY PUBLIC

My Commission Expires: 5-7-99

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 Miriam B. Butzer, 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 Nashville, Tennessee, this 26th day of February, 1997.

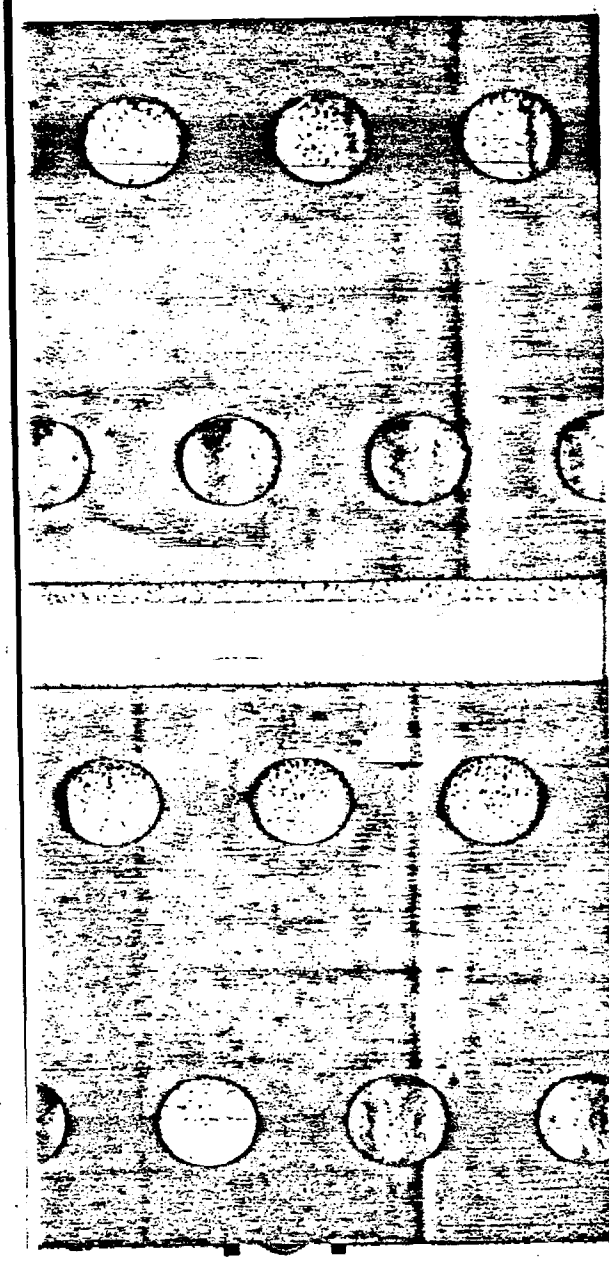
NOTARY PUBLIC

My Commission Expires: 5-5-99

0279067
IDENTIFICATION REFERENCE

97 MAR -5 AM 10:33
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

2869 03/05 0101 03CHECK 444.05



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10369 PG 823

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
116500.00
CON TX 431.05
PRFEE 1.00
WDEED 12.00
TOTAL 444.05
CHECK 444.05

03/05/97 01 10:35 0001 2869

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0279067
IDENTIF. # REFERENCE

97 MAR -5 AM 10:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1123259