WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
BOOK 10382 PG 777

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,450.00

Tommie M Duncan Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March 19 97

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TOMMIE M. DUNCAN, JR. (NAME)	COUNTRYWIDE HOME LOANS, INC. (NAME)	155-8-C-246CO
6732 AUTUMNWOOD DRIVE (ADDRESS)	155 NORTH LAKE AVENUE (ADDRESS)	
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	PASADENA, CA 91109 (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, DONALD W. JOHNSON AND WIFE, KAY B. JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TOMMIE M. DUNCAN, JR. AND KIMBERLY H. DUNCAN, 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. 2, on the Final Plat of the POPLAR CREEK ESTATES, PHASE IV, SUBDIVISION, of record in Plat Book 9700, page 195, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to DONALD W. JOHNSON, by deed from Poplar Creek Development Co., of record in Book 10364, page 279, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of POPLAR CREEK ESTATES, PHASE IV, SUBDIVISION, as said areas are set forth and defined in Restrictions of record in Book 9472, page 824 and Charter of record in Book 7120, page 125, Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

KAY B. JOHNSON, wife of DONALD W. JOHNSON, joins in to convey any interest she may have by reason of her marital status in subject property.

This instrument is executed on behalf of KAY B. JOHNSON, by DONALD W. JOHNSON, as her Attorney-in-Fact, pursuant to a Power of Attorney which is being placed

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 6732 AUTUMNWOOD DRIVE, NASHVILLE, TN 37221
(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 hand s this 14th day of March 19 97

DONALD W. JOHNSON
KAY B. JOHNSON
By: DONALD W. JOHNSON, ATTORNEY-IN-FACT

BOOK 10382 PG 778

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 DONALD W. JOHNSON

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 14th day of March 19 97

Commission expires July 26, 1997

Notary Public

*** LEGAL DESCRIPTION CONTINUATION

of record with this instrument.

SOURCE OF DESCRIPTION: Survey dated March 7, 1997, made by:
JOHN B. KOHL, III, License No. 100
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue, South
Nashville, TN 37203

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 DONALD W. JOHNSON, 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 on behalf of KAY B. JOHNSON, as her Attorney-in-Fact, as the free act and deed of the within named KAY B. JOHNSON.

WITNESS my hand and official seal at Nashville, Tennessee, this 14TH day of MARCH, 1997.

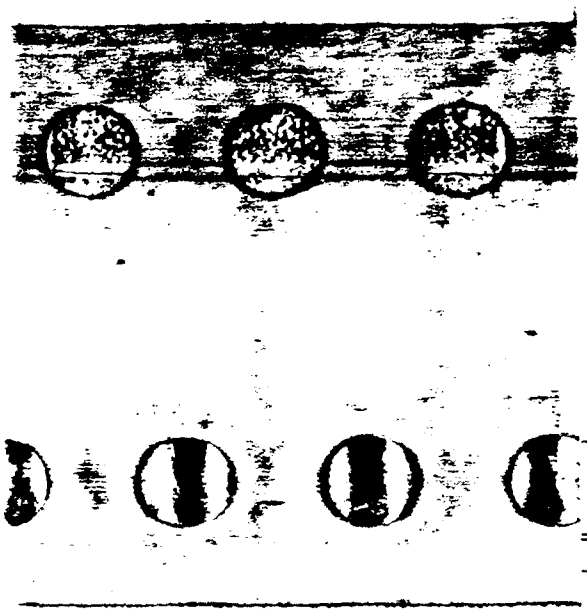
My Commission Expires: 07/26/97

NOTARY PUBLIC I. DYKE TATUM

0283924
IDENTIFICATION REFERENCE

97 MAR 18 AM 9:23
DAVIDSON COUNTY, TN

8101 03/18 0101 03CHECK 713.67



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

RECEIVED OF _____

FOR _____

BOOK 10382 PG 779

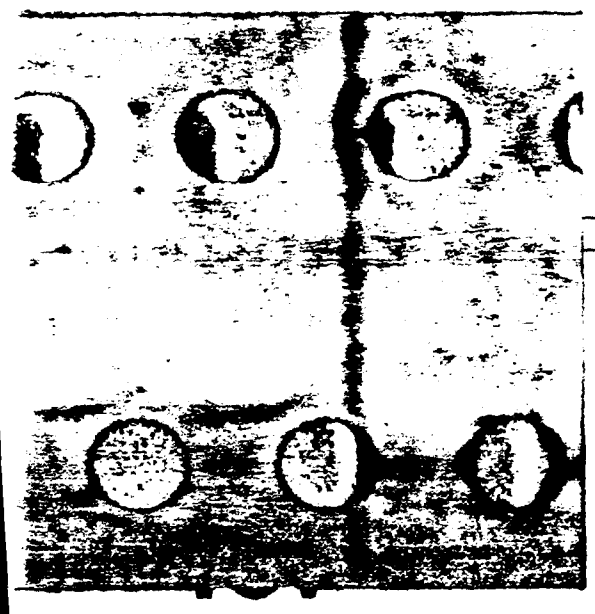
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
190450.00
CON TX 704.67
PRFEE 1.00
WDEED 8.00
TOTAL 713.67
CHECK 713.67

03/18/97 01 09:25 0001 8101

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0283924
IDENTIF. ↑ REFERENCE

97 MAR 18 AM 9:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1128429