ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
James R. Duncan, Jr.	FT Mortgage Companies d/b/a First Tennessee Mortgage Company, Inc.	
	Attn: Tax Dept.	
5515 Rome Avenue	P.O. Box 146	91-10 70
Nashville, TN 37209	Memphis, TN 38101	

Mail

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

BOOK 10395 PG 365

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Mary R. Lynch and William Lynch, wife and husband, and Margie V. Weatherby, a widow** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **James R. Duncan, Jr., unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 91, on the Plan of Section One, Urbandale, of record in Book 1835, Page 45, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Mason Weatherby, a married man, by deed from Richard Ice, unmarried, of record in Book 9282, Page 146, Register's Office for Davidson County, Tennessee. The said William Mason Weatherby died testate and by virtue of his Last Will and Testament filed May 9, 1996, Docket No. 96UP58, Davidson County Probate Court Clerk's Office, devised said property to Mary R. Lynch and husband, William A. Lynch "contingent upon their providing a residence for my wife for so long as she may live or is able to remain in the residence". Margie V. Weatherby, widow of William Mason Weatherby, joins in this conveyance to convey any and all rights she may have in said property including but not limited to any marital rights or life estate therein.

This is property with a common address of 5515 Rome Avenue, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property Taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plat of record in Book 1835, Page 45, said Register's Office, and all matters therein.

William A. Lynch and William Lynch are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $72,500.00

James R. Duncan Jr.
Affiant

Subscribed and sworn before me this 26th day of March, 1997.

Cindy S. Smith
Notary Public

My Commission Expires: 5/23/98

NOTARY PUBLIC

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' successors 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 herein. BOOK 10395 PG 366

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

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

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

Mary R. Lynch

William Lynch

Margie V. Weatherby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Mary R. Lynch and William Lynch, wife and husband, and Margie V. Weatherby, a widow** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **26th** day of **March, 1997**.

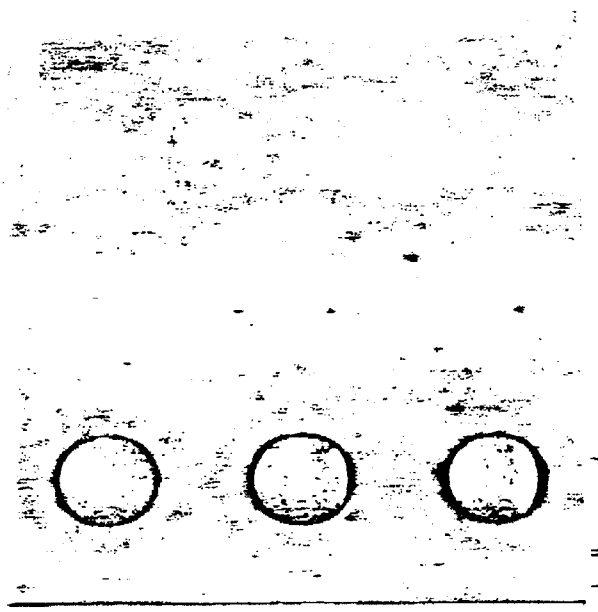
Notary Public
My Commission Expires: 5/18/98

File No. 9703-040

0288248
IDENTIF. & REFERENCE

97 MAR 31 AM 9:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2725 03/31 0101 CHECK 277.25



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

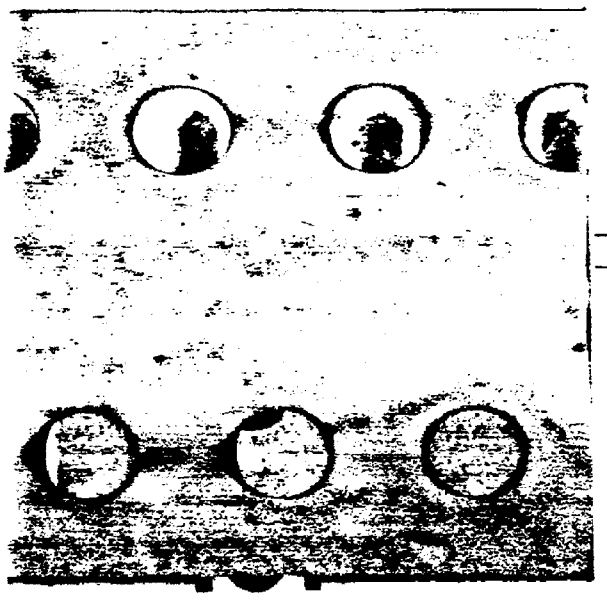
RECEIVED OF _____

FOR _____

BOOK 10395 PG 367

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	72500.00
CON TX	269.25
PRFEE	1.00
WDEED	8.00
TOTAL	277.25
CHECK	277.25

03/31/97 01 09:51 0001 2725

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0288248
IDENTIF. ↑ REFERENCE

97 MAR 31 AM 9:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1133006