Return to:
Lehman Land Title, Inc.
5211 Maryland Way, Suite 1060
Brentwood, TN 37027

Box 52

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

BOOK 10403 PG 804

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL**
Donald D. Lee and wife, **Rose Ann Lee** **4305 Lealand Lane** **Nashville, TN 37204**	Acorn Mortgage Company 5920 Nall Avenue, Suite 311 Mission, KS 66202	**132-5-53**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $272,700.00.

Dana Summarell
AFFIANT

Sworn to and subscribed before me this 31st day of March, 1997.

NOTARY PUBLIC

My Commission Expires: 12/16/99

97 APR -3 AM 9:45
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE
02904 09

WARRANTY DEED

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 and sufficiency of which is hereby acknowledged, KENNETH L. DUGAN and wife, DIANE F. DUGAN, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto DONALD D. LEE and wife, ROSE ANN LEE, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Glendale Park, Section 1, of record in Book 1130, page 45, Register's Office for Davidson County, Tennessee.

SAID Lot No. 11 fronts 106 feet on the westerly side of Glendale Drive, and runs back 180 feet on the north line and 200 feet on the south line to a dead line in the rear and measures 106 feet thereon.

BEING the same property conveyed to Kenneth L. Dugan and wife, Diane F. Dugan, by Warranty Deed from Edward Patrick Benfield of record in Book 5280, page 226, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEES that they 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 follows:

1. Davidson County taxes for the year 1997 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 132-5-53.

2. All matters appearing on the Plan of Glendale Park, Section 1 of record in Book 1130, page 45, Register's Office for Davidson County, Tennessee.

3. Amendment and Change of Minimum Building Setback Line Applicable to Lot 11 on the Plan of the Subdivision of Glendale Park of record in Book 9930, page 436, said Register's Office.

AND GRANTORS DO FURTHER covenant and bind themselves, their 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.

This improved property is known as 4305 Lealand Lane, Nashville, Tennessee 37204.

WITNESS our hands this 31 day of March, 1997 in Brentwood, Tennessee.

Kenneth L Dugan
KENNETH L. DUGAN

Diane F Dugan
DIANE F. DUGAN

4974 04/03 0101 03CHECK 1017.99

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

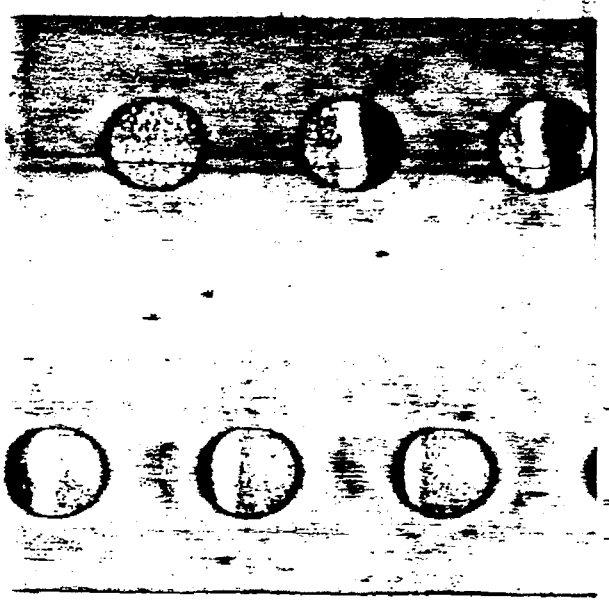
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth L. Dugan and wife, Diane F. Dugan, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of March, 1997.

Notary Public

My commission expires: 3/11/98

NOTARY PUBLIC AT LARGE WILLIAMSON CO



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10403 PG 806

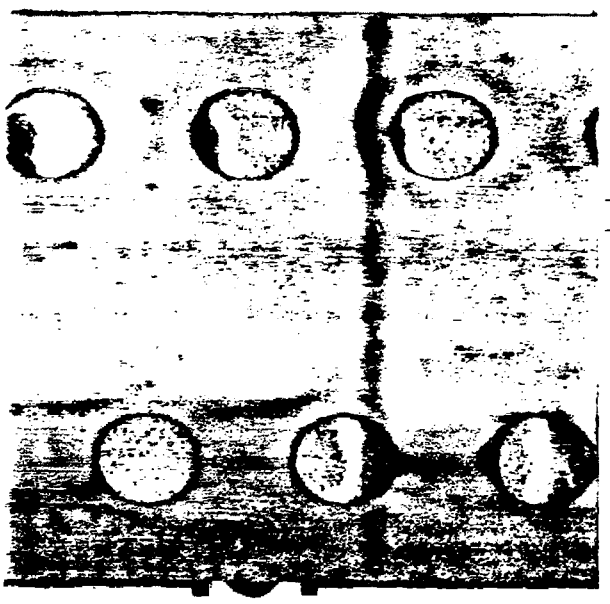
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
272700.00
CON TX 1008.99
PRFEE 1.00
WDEED 8.00
TOTAL 1017.99
CHECK 1017.99

04/03/97 01 09:46 0001 4974

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



02904.09

IDENTIF. & REFERENCE

97 APR -3 AM 9:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1135229