47

BOOK 10427 PG 29

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 51,500.00

X Charles M. Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF April 19 97

Bertie D. Whittaker
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & ASSOCIATES, INC., 110 Glancy Street, Suite 102, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles M. Duncan (NAME)	Tucker Federal Bank D/B/A Prime (NAME)	MAP 43-9
209 Duling Avenue (ADDRESS)	P.O. Box 211788 (ADDRESS)	PARCEL 254
Madison, TN 37115 (CITY) (STATE) (ZIP)	Augusta, GA 30917-1788 (CITY) (STATE) (ZIP)	11D-55865

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, Don W. Weaver and wife, Reba A. Weaver

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles M. Duncan and Carol D. O'Daniel, both unmarried as tenants in common with right of survivorship.

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:

BEING Lot 21 and the westerly 15 feet of Lot No. 22 of Block "B" on the Map of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

SAID Lot 21 and Part of Lot 22 front 65 feet on the northerly side of Duling Avenue and run back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Donald W. Weaver and wife, Reba A. Weaver by deed from Ottis W. Andrews and wife, Shirley H. Andrews, of record in Book 6779, Page 388, Register's Office for said County.

2850 04/24 0101 03CHECK 199.55

02974.54
IDENTIFICATION REFERENCE

97 APR 24 PM 9:42
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 209 Duling Avenue, Madison, TN 37115
(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 18th day of April, 19 97

X Don W. Weaver
Don W. Weaver

X Reba A. Weaver
Reba A. Weaver

1-800-626-5427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10427 PG 30

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Don W. Weaver and wife, Reba A. Weaver

the bargainor s, with whom I am personally acquainted or 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 Goodlettsville, Tennessee, this 18th day of April 1997.

Commission expires 11-27-99

Notary Public

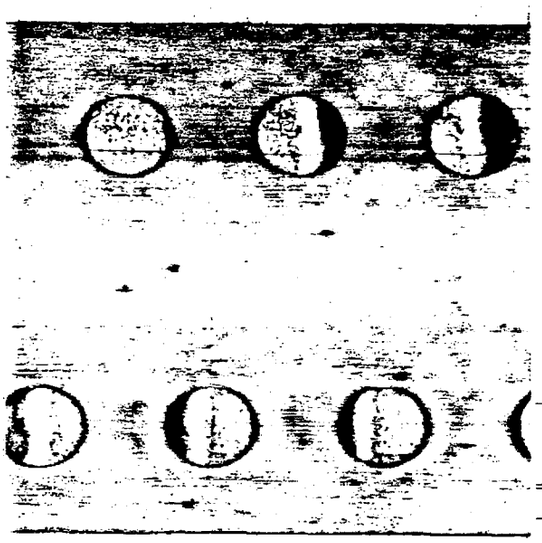
STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 10427 PG 31

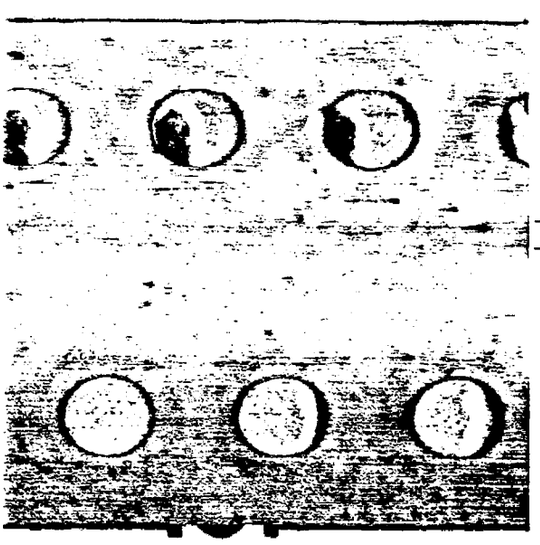
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 51500.00
CON TX 190.55
PRFEE 1.00
WDEED 8.00
TOTAL 199.55
CHECK 199.55

04/24/97 01 09:48 0001 2850

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



02974S4
IDENTIFICATION REFERENCE

97 APR 24 AM 9:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1142972