BOOK 10432 PG 611

WARRANTY DEED

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,500.00

Roy R Ferrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray R. Ferrell (NAME)	New Owners (NAME)	MAP 74-8
7002 Bonnamere Drive (ADDRESS)	(ADDRESS)	PARCEL 18
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(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, Charles E. Duke and wife, Cheryl L. Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ray R. Ferrell and wife, Georgia R. Ferrell

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 No. 807 on the Plan of Hermitage Hills, Section 7, of record in Book 3300, pages 62 and 63, said Register's Office.

Said Lot No. 807 fronts 77.0 feet on the easterly side of Bonnamere Drive and runs back 156.2 feet on the northerly line and a total of 174.95 feet on the broken southerly line to a line in the rear which measures 74.93 feet thereon.

BEING the same property conveyed to Charles E. Duke and wife, Cheryl L. Duke by deed from Harold W. Clawson, Jr. and wife, Delores E. Clawson, of record in Book 7050, Page 812, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3399, Page 446, and Book 3404, page 165, Register's Office for said County.

0299006
IDENTIF. A REFERENCE

97 APR 29 PM 12:46
FELIX Z. HILLSMAN REGISTER
DAVIDSON COUNTY, TN.

4591 04/29 0101 03CHECK 388.25

This is improved ( ) unimproved (X) property, known as 7002 Bonnamere Drive, Hermitage, TN 37076
(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 25th day of April 19 97

Charles E. Duke
Charles E. Duke

Cheryl L. Duke
Cheryl L. Duke

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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 Charles E. Duke and wife, Cheryl L. Duke

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 Nashville, Tennessee, this 25th day of April, 19 97.

Commission expires January 20, 1999

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

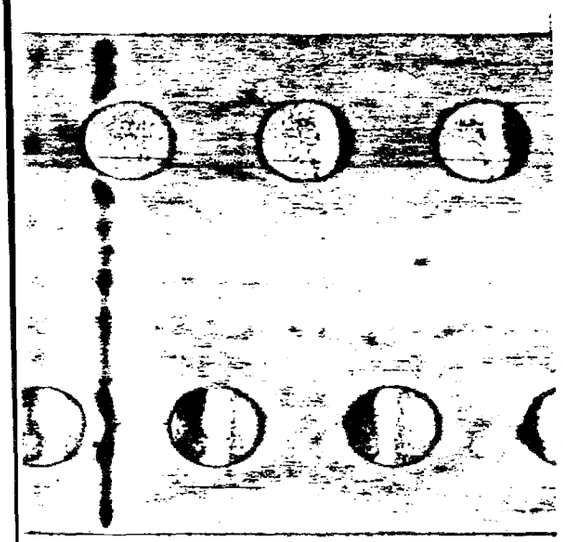
STATE OF TENNESSEE
COUNTY OF

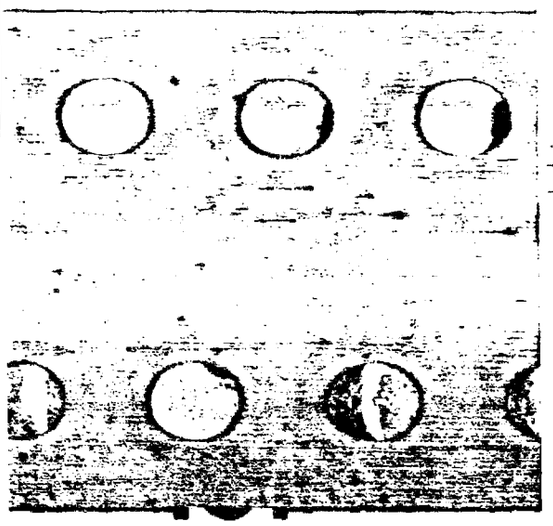
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and 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 _____

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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 102500.00
CDN TX 379.25
PRFEE 1.00
TDEED 8.00
ERR CO
TDEED 8.00-
WDEED 8.00
TOTAL 388.25
CHECK 388.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0299006 IDENTIF. & REFERENCE

97 APR 29 PM 12:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

04/29/97 01 12:48 0001 4591

No. 1144692