FORM NO WD-1

BOOK 10452 PG 93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF APRIL 19 97

Notary Public

MY COMMISSION EXPIRES 3/16/2000

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN T. DUKE et ux	GREAT WESTERN MORTGAGE CORPORATION	172-12-B-317
(NAME) 3453 Cobble Street	d /b/a SIERRA WESTERN MORTGAGE CO. 9451 Corbin Avenue	6D 78056
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37211	(STREET ADDRESS) Northridge, CA 91324	
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

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 OF WHICH IS HEREBY ACKNOWLEDGED, WE ANTHONY W. MOHLER and wife, CYNTHIA J. MOHLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN T. DUKE and wife, DARLENE M. DUKE

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, TN, being Lot No. 528 on the Plan of Bradford Hills, Section Thirteen, of record in Plat Book 7900, Page 6 and amended in Book 7900, page 661, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Anthony W. Mohler and wife, Cynthia J. Mohler by deed from Claridge Builders, Inc., of record in Book 9500, page 427, Register's Office for Davidson County, Tennessee.

0304256
IDENTIFICATION REFERENCE

97 MAY 13 AM 9:34

REGISTER
DAVIDSON COUNTY, TN.

0327 05/13 0101 03CHECK 593.60

unimproved
This is improved X property known as 3453 Cobble Street, Nashville, Tennessee 37211
(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 30th day of April, 19 97

Anthony W. Mohler * Cynthia J. Mohler by Anthony W. Mohler, Atty-in-fact

ANTHONY W. MOHLER CYNTHIA J. MOHLER

* SEE POWER OF ATTORNEY BEING RECORDED SIMULTANEOUSLY WITH THIS INSTRUMENT

STATE OF TENNESSEE }
Davidson County }

BOOK 10452 PG 94

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ANTHONY W. MOHLER ~~and wife, individually~~ ~~and on behalf of~~ his wife, CYNTHIA J. MOHLER, MS# MS#

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 ____ day of April, 19 97.

Commission Expires 3/25/2001

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON)

On this the 30th day of April, 1997, before me personally appeared ANTHONY W. MOHLER, to be known to be the person who executed the foregoing instrument in behalf of CYNTHIA J. MOHLER, as her attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said CYNTHIA J. MOHLER, as though she personally had acted.

WITNESS my hand and official seal at Brentwood, Tennessee, this the 30th day of April, 1997.

NOTARY PUBLIC

My Commission Expires: 3/25/2001



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10452 PG 95

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
158000.00
CON TX 584.60
PRFEE 1.00
WDEED 8.00
TOTAL 593.60
CHECK 593.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/13/97 01 09:34 0001 0327

03004256

IDENTIF. ↑ REFERENCE

97 MAY 13 AM 9:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1150367