WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May 19 97

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attys., 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynetta A. Palmer (NAME)	FT Mortgage Companies dba First (NAME)	73-7 240
2427 Robbie Court (ADDRESS)	P. O. Box 146 (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Brenda Murphy Duckworth , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lynetta A. Palmer , unmarried

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. 27-B on the Plan of Zone Lot Division, Lots 27 thru 32, Cabin Hill, Section four, aka Two Rivers Place, of record in Book 5200, Page 795, Amended in Book 6250, page 731, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rodney Duckworth and wife, Brenda Duckworth by deed from Resolution Trust Corporation, Conservator for Metropolitan Federal Savings and Loan Association of record in Book 8441, Page 253, Register's Office for Davidson County, TN. The parties have since divorced and Rodney Duckworth a/k/a Rex Rodney Duckworth conveyed his interest in subject property to Brenda Duckworth a/k/a Brenda Murphy Duckworth, by quitclaim deed of record in Book 9460, page 918, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 6430, Page 508; Book 9412, page 317; Easements in Book 6181, page 107, Book 6209, page 475, Book 6407, page 273; Charter in Book 6560, page 154; and all matters shown on the Plan of Record.

1715 05/16 0101 03CHECK 149.50

unimproved ( )
This is improved (X) property, known as 2427 Robbie Court, Nashville, TN 37214
(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 my hand this 15th day of May 19 97

Brenda Murphy Duckworth

Brenda Murphy Duckworth

BOOK 10456 PG 206

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 Brenda Murphy Duckworth

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of May 19 97.

Commission expires _____

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

0305547

IDENTIFICATION REFERENCE

97 MAY 16 AM 10:00

DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

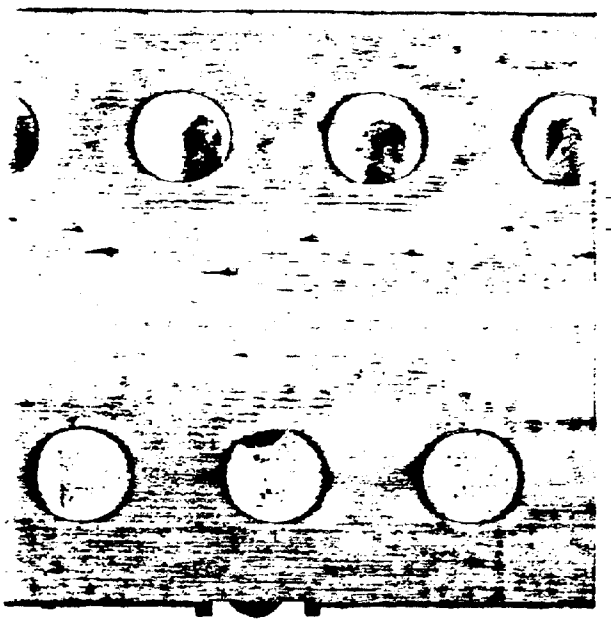
RECEIVED OF _____

FOR _____

BOOK 10456 PG 207

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	65000.00
CON TX	240.50
PRFEE	1.00
WDEED	8.00
TOTAL	249.50
CHECK	249.50

05/16/97 01 09:58 0001 1715

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0305547
IDENTIF. # REFERENCE

97 MAY 16 AM 10:00
REGISTER
DAVIDSON COUNTY, TN.

No.1151730