BOOK 10461 PG 409

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,500.00

Affiant

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

CATHERINE R. TICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 5-28-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHARLES HILL BEATY BPR#2282, 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALICE R. CANNON (NAME)	COUNTRYWIDE HOME LOANS, INC. (NAME)	MAP 142-09-C
925 GENERAL GEORGE PATTON DR. (ADDRESS)	155 NORTH LAKE AVENUE (ADDRESS)	PARCEL 925 CO
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	PASADENA, CALIFORNIA 91109 (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, PEGGY J. DUKE AND WARD HASKELL DUKE, JR., AS FEE SIMPLE INTEREST AND GERTRUDE KITTRELL DUKE, AS TO A LIFE ESTATE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALICE R. CANNON, 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:

A Condominium in Davidson County, Tennessee, being Apartment Unit No. 925, together with Carport designated No. 925-C in River Plantation, Section Five, Phase One, Lot Two, a Condominium a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee as shown on the Plat of River Plantation, Section Five, Phase One, Lot Two, Condominium Apartments, recorded in Book 5200, page 257, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 5410, page 248, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Master Deed, Plan and Administrative By-laws, including without limitation such unit's undivided percentage interest in the land and general common elements.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 and 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens assessments

CONTINUED

unimproved ( )
This is improved (X) property, known as 925 GENERAL GEORGE PATTON DR., NASHVILLE, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*GERTRUDE KITTRELL DUKE, AS TO A LIFE ESTATE

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 19th day of May 19 97

Peggy J. Duke
PEGGY J. DUKE

WARD HASKELL DUKE, JR. Ward Haskell Duke, Jr.
By: Peggy J. Duke attorney-in-fact
PEGGY J. DUKE, ATTORNEY-IN-FACT

Gertrude Kittrell Duke
GERTRUDE KITTRELL DUKE
By: Peggy J. Duke attorney in fact
PEGGY J. DUKE, ATTORNEY-IN-FACT

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 PEGGY J. DUKE INTERESST

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 19th day of May

Commission expires 5/28/2000

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this May 19, 1997, before me personally appeared PEGGY J. DUKE, to me known (or proven to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of GERTRUDE KITTRELL DUKE, and acknowledged that she executed the same as the free act and deed of said GERTRUDE KITTRELL DUKE.

Witness by hand and official seal at Nashville, Tennessee, this 19TH OF MAY, 1997.

Catherine R Tice Vass
NOTARY PUBLIC

CATHERINE R. TICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this May 19, 1997, before me personally appeared PEGGY J. DUKE, to me known (or proven to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of WARD HASKELL DUKE, JR., and acknowledged that she executed the same as the free act and deed of said WARD HASKELL DUKE, JR.

Witness by hand and official seal at Nashville, Tennessee, this 19TH OF MAY, 1997.

Catherine R Tice Vass
NOTARY PUBLIC

My Commission Expires: 5/28/2000

CATHERINE R. TICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

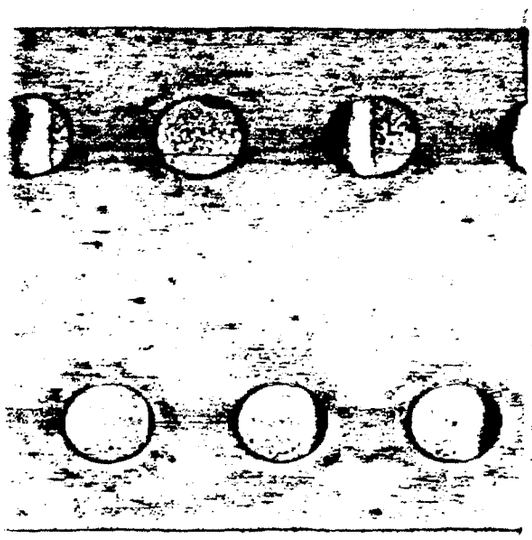
LEGAL DESCRIPTION CONTINUATION

and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Five, Phase One Condominium, of record in Book 5410, page 248, said Register's Office, and By-Laws of record in Book 5410, page 260, said Register's Office.

Being the same property conveyed to GERTRUDE K. DUKE by deed from HAURY & SMITH CONTRACTORS, INC. of record in Book 5727, page 16, Register's Office for Davidson County, Tennessee. The said Gertrude Kittrell Duke conveyed her interest to her daughter, Peggy J. Duke and her son, Ward Haskell Duke, Jr. reserving and excepting therefrom unto the said Grantor, Gertrude Kittrell Duke, the full use, control, income and possession of the property for and during her natural life by QuitClaim Deed of record in Book 7479, page 497, said Register's Office.

3367 05/21 0101 03CHECK 421.8

MAIL ENV.



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

RECEIVED OF _____

FOR _____

BOOK 10461 PG 412

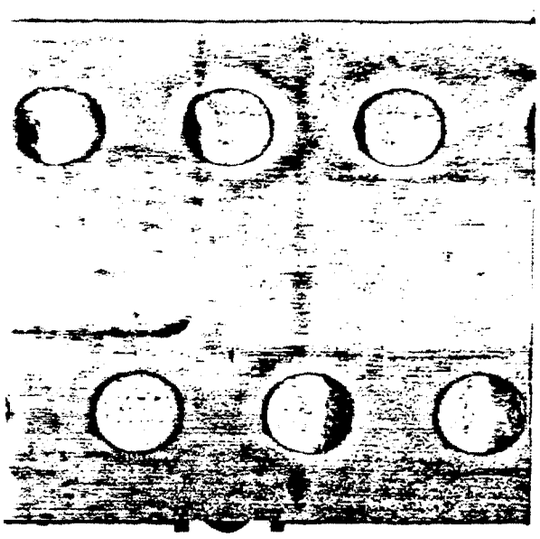
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 110500.00
CON TX 406.85
PRFEE 1.00
WDEED 12.00
TOTAL 421.85
CHECK 421.85

05/21/97 01 11:17 0001 3367

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0307042
IDENTIFICATION REFERENCE

97 MAY 21 AM 11:15

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1153368