FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10594 PG 293
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES: 1-20-99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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
Kristina M. Winston Owens (NAME)	Southeastern Mortgage of (NAME)	MAP 150-7
3202 Oakview Court (ADDRESS)	115 29th Avenue South (ADDRESS)	PARCEL 260
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, David C. Duncan and wife, Patricia Duncan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kristina M. Winston Owens, a married person

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. 23A, Zone Lot Division of Lot 23, on the plan of Lakeshore Woods, Section Two, of record in Plat Book 6200, Page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

~~Being the same property conveyed to Grantors by Deed of even date being recorded simultaneously herewith~~.

BEING the same property conveyed to David C. Duncan by deed from Harbor Federal Savings and Loan Association, of record in Book 8804, Page 72, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6200, Page 12 and Book 6230, page 385, Register's Office for said County.

The said Patricia Duncan joins in this conveyance to convey any and all marital interest he/she may have in said property.

unimproved ( )
This is improved (X) property, known as 3202 Oakview Court, Antioch, TN 37013
(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 29th day of August 19 97

David C. Duncan

Patricia Duncan

07 SEP -3 AM 4:00
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0144583

BOOK 10594 PG 294

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 David C. Duncan and wife, Patricia Duncan

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 29th day of August, 19 97.

Commission expires 1-20-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

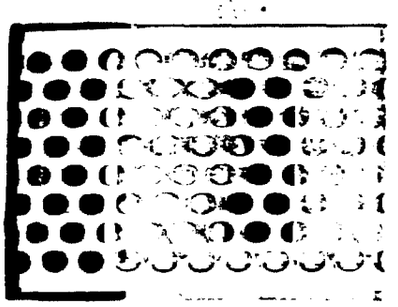
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and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

4399 09/03 0101 03CHECK 234.70



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

RECEIVED OF _____

FOR _____ BOOK 10594, 295

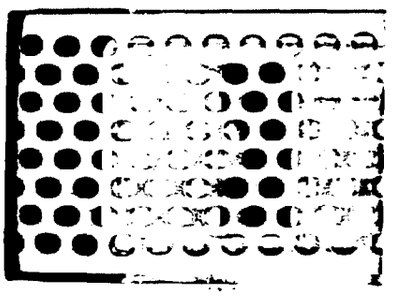
CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT
TD - TRUST DEED			PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	61000.00
CON TX	225.70
PRFEE	1.00
WDEED	8.00
TOTAL	234.70
CHECK	234.70

09/03/97 01 16:00 0001 4399

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0344583
IDENTIF. # REFERENCE

97 SEP -3 PM 4:00
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1193879