P.B. 10865 Pg 581

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

James E. Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF March 1998

Kay B. Housch
Notary Public

MY COMMISSION EXPIRES: September
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
KAY B. HOUSCH, ESQ BPR#010995, 214 SECOND AVE. NORTH, SUITE TWO, NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES E. ANDERSON (NAME)	North American Mortgage Company (NAME)	MAP 161-11
307 Yorkshire Circle (ADDRESS)	P.O. Box 808031 (ADDRESS)	GROUP C
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Petaluma, CA 94975-8031 (CITY) (STATE) (ZIP)	PARCEL 55

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, CHRISTOPHER C. DUNCAN AND WIFE, JENNIFER B. DUNCAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. ANDERSON, 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, Tennessee, being Lot No. K-124 on the Plan of Resubdivision of Lot 2 of Phase IV Villages of Brentwood, of record in Book 6900, page 614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Christopher C. Duncan and wife, Jennifer B. Duncan by deed from Grant O. Polston and wife, Terri L. Polston, of record in Book 10038, page 486, Register's Office for Davidson County, Tennessee.

PICK-UP

98 APR -1 PM 2:09

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

04 19847

unimproved ( )
This is improved (X) property, known as 307 Yorkshire Circle, 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 March 19 98

Christopher C Duncan
CHRISTOPHER C. DUNCAN

Jennifer B Duncan by Christopher C Duncan Attorney in Fact
JENNIFER B. DUNCAN

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 CHRISTOPHER C. DUNCAN AND WIFE, JENNIFER B. 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 30th day of March, 1998.

Commission expires September 29, 2001

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

3984 04/01 0101 03CHECK 356.80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10865 PG 583

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	94000.00
CON TX	347.80
PRFEE	1.00
WDEED	8.00
TOTAL	356.80
CHECK	356.80

04/01/98 01 14:11 0001 3984

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04 19847
IDENTIF. # REFERENCE

98 APR -1 PM 2:09

FELIX Z. WILSON
DAVIDSON COUNTY, TN

No. 1274247