0467698

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

98 JUL 28 PM 2:20

FELIX P. ELLIS, REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (ljh/sk) Title No: 40045
Dav. Co. File: Box 8

BOOK 11038 PAGE 371

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Schuyler Duryee Shelley A. Duryee 1128 Duncanwood Drive Nashville, TN 37204	First Republic Mortgage Corporation 3212 West End Avenue #500 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 131-04-237

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 269900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John R. Dorris, Jr. and spouse, Sharon H. Dorris,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Schuyler Duryee and spouse, Shelley A. Duryee,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being lot No. 46 on the Plan of Duncanwood of record in Plat Book 1424, Page 139, Register's Office for said County.

SAID Lot No. 46 fronts 110 feet on the northerly margin of Duncanwood Drive and extends back 188.7 feet on the easterly line and 196.6 feet on the westerly line to a dead line in the rear, measuring 110 feet thereon.

BEING the same property conveyed to John R. Dorris, Jr., and wife, Sharon H. Dorris by deed from Douglas W. VanHook and wife, Margaret Scott VanHook of record in Book 10005, page 929, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424, Page 139, said Register's Office, which Plan shows a 60 foot minimum building setback line from Duncanwood Drive and 10 foot easement for public utility purposes along the northerly rear line(s) of said lot. Mortage Loan Inspection by John Kohl & Co., P.C. dated July 1, 1998 discloses that the fence encroaches onto the adjoining lot, and that the shed encroaches the 10' public utility easement on said property.

This is improved property, known as: 1128 Duncanwood Drive, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of July, 1998.

John R. Dorris, Jr.

Sharon H. Dorris

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State of Tennessee
County of Davidson

On this 21st day of July, 1998, before me the undersigned authority, personally appeared **John R. Dorris, Jr.** and **Sharon H. Dorris**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY PHILLIPS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 269900.00

Affiant

Sworn and subscribed before me on the 21st day of July, 1998.

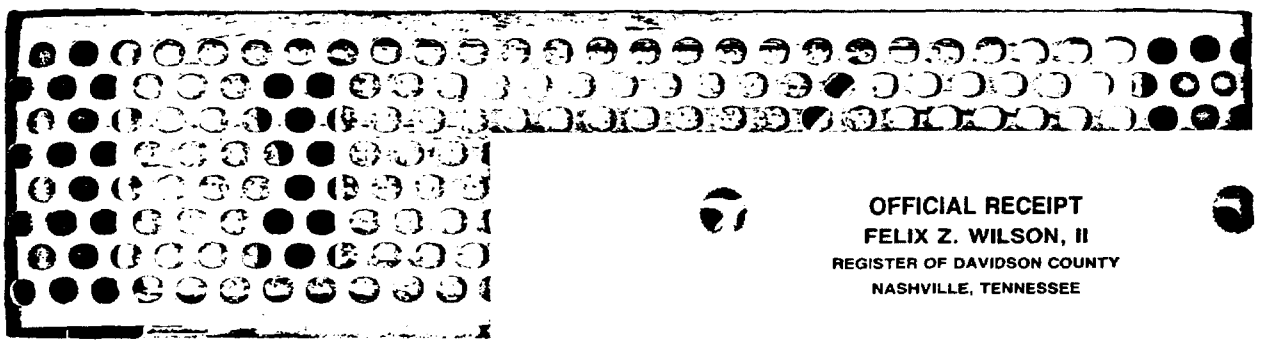
JOHN D. COLEMAN Commission Expires NOTARY PUBLIC DEC. 5, 2001 STATE OF WASHINGTON

My Commission Expires: 12/5/01

Notary Public
JOHN D. COLEMAN

9175 07/28 01:01 03CHECK 1009.63

Widoc: Deed Wty—12/92

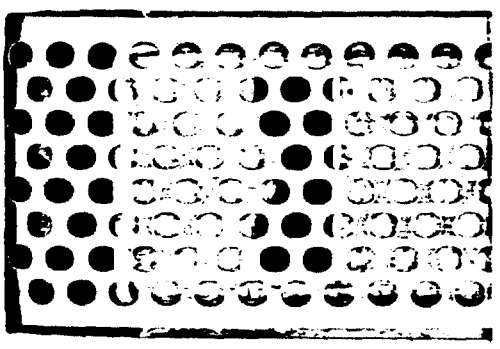


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 269900.00
CON TX 998.63
PRFEE 1.00
WDEED 8.00
CFEE 2.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK TOTAL 1009.63
CHECK 1009.63

07/28/98 01 14:21 0001 9175

0467698
IDENTIF. # REFERENCE

98 JUL 28 PM 2:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1324804