BOOK 11139 PAGE 206

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37157)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 68,400.00
Floella Duncan
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF September 19 98
Janet D. Davis
Notary Public
MY COMMISSION EXPIRES: 9-23-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Floella Duncan (NAME)	CTX Mortgage Company (NAME)	71-11-264
1413 Stainback Avenue (ADDRESS)	P.O. Box 19000 (ADDRESS)	12DA-42985
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Dallas, Texas 75219-9000 (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, Affiliated Building Services, Inc

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Floella Duncan and Maggie L. Duncan **as Joint Tenants with Rights of Survivorship**

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 Nos. 60 and 61 on the plan of The Highland Company's Subdivision, as of record in Book 421, Page 14, 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 Affiliated Building Services,Inc by deed from Stanley T. Smith and wife, Lesa C. Smith of record in Book 10236, Page 313, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

98 OCT -2 PM 1:09
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0495327

unimproved ( )
This is improved (X) property, known as 1413 Stainback Avenue, Nashville, TN 37206
(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 29th day of September 19 98

Affiliated Building Services, Inc
By: Patricia S. Carden
Patricia S. Carden, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

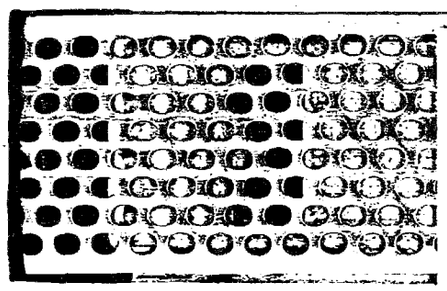
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Patricia S. Carden and ~~her~~ herself with whom I am personally acquainted and who upon ~~his~~ oath(s) acknowledged ~~himself~~ to be the President and _____ respectively of the Affiliated Building Services, Inc the within named bargainor, and corporation, and that ~~S~~ he as such President 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 Patricia S. Carden as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 29th day of September 1998 .

My commission expires 9-23-2000

_____
Notary Public

8706 10/02 0101 03CHECK 264.08



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

RECEIVED OF _____

FOR _____

BOOK 11139 PAGE 208

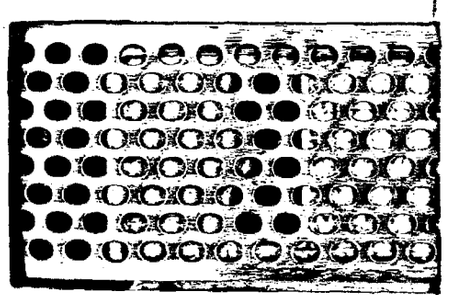
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 68400.00
CON TX 253.08
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 264.08
CHECK 264.08

10/02/98 01 13:11 0001 8706

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0495327
IDENTIF. ↑ REFERENCE

98 OCT -2 PM 1:09

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1353989