File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

BOOK 11152 PAGE 303

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

#15959

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SANDRA W. DUNCAN (NAME)	NEW OWNER (NAME)	MAP 117-13-B
126 Abbottsford Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 37
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 7DA 91389

FOR AND IN 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, NICHOLAS F. VARALLO, JR. AND WIFE, MARY FRANCES VARALLO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SANDRA W. DUNCAN, married

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 126 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419 - 421, amended in Book 6771, page 683, and in Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Nicholas F. Varallo, Jr. and wife, Mary Frances Varallo by deed from Marubeni America Corporation of record in Book 10282, page 379, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and paid by the Grantors; (2) Restrictions of record in Book 6478, page 177, Book 6530, page 242, Book 6537, page 303, Book 8106, page 1, Book 8627, page 254, Book 9381, page 876 and in Book 10458, page 810; (2) Dedication of record in Book 7175, page 761; (3) Charter of record in Book 6548, page 213; (4) Easements of record in Book 1037, page 572, Book 1286, page 690; (5) Agreement of record in Book 6555, page 328; and (6) All matters appearing on the Plan of record in Plat Book 6250, pages 418, Book 6250, pages 419 - 421, Book 6771, page 683 and in Book 6800, page 164, said Register's Office.

04986641
IDENTIF. A REFERENCE

98 OCT 12 AM 9:55
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved(XXX) property, known as 126 Abbottsford Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 8th day of October, 1998

Nicholas F. Varallo Jr.
NICHOLAS F. VARALLO, JR.

Mary Frances Varallo
MARY FRANCES VARALLO

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICHOLAS F. VARALLO, JR. AND WIFE, MARY FRANCES VARALLO

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 8th day of October, 19 98.

My commission expires _____ Notary Public _____

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires 7-27-2002

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

2248 10/12 0101 03CHECK 1953.50

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October 19 98

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

D. W. McMACKIN NOTARY PUBLIC AT LARGE STATE OF TN

WARRANTY DEED

FROM

~~NICHOLAS F. VARALLO, JR. AND~~
WIFE, MARY FRANCES VARALLO

TO

~~SANDRA W. DUNCAN~~

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____

BOOK 11152 PAGE 305

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	525000.00
CON TX	1942.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1953.50
CHECK	1953.50

10/12/98 01 09:57 0001 2248

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0498664
IDENTIF. ↑ REFERENCE

98 OCT 12 AM 9:55
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1357492