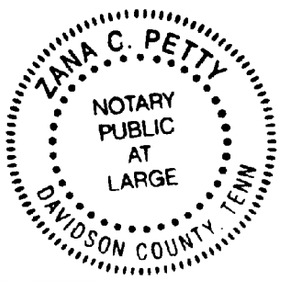
BOOK 11208 PAGE 738

FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November 19 98

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Ford (NAME)	Guaranty Trust Company (NAME)	MAP 96-11 A
344 Hickory Place (ADDRESS)	640 Broadmor Blvd. Suite 100 (ADDRESS)	PARCEL 47 CO
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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. C. Joy Daniel Duncan, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven Ford, 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:

Unit F-4, Phase VI, Hickory Place Condominiums of record in Amendment to the Master Deed of Hickory Place Condominiums in Book 7015, page 192 and referred to as EXHIBIT "C" found at page 195. Unit F-4 being part of the unit plan for PHASES 2-11, Section I, Hickory Place Condominiums of record in Plat Book 6250, page 795; all references of record in the Register of Deeds Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to C. Joy Daniel by deed from Batson-Hickory, a Tennessee Joint Venture composed of Union Financial Corporation, a Tennessee Corporation and Batson Quality Homes, Inc., a Tennessee Corporation, of record in Book 7388, page 511, said Register's Office. C. Joy Daniel is one and the same person as C. Joy Daniel Duncan and C. Joy Daniel Duncan is one and the same person as Joy Daniel Duncan. The subject property has never been the marital residence of the Grantor herein.

This conveyance is subject to (a) all maters appearing on the plan of record in Book 6250, page 795, said Register's Office; (b) all matters appearing on the Master Deed, Bylaws and restrictive covenants of record in Book 6472, page 435, Book 6476, page 663, Book 7015, page 192, Book 6654, page 910, Book 6759, page 533, Book 7015, page 182 and Book 7015, page 187 said Register's Office. **Power of Attorney of Record in Book** 11208, **Page** 735, **said Registers Office.**

This is improved (X) property, known as 344 Hickory Place, Nashville, Tennessee 37214
(unimproved ( )) (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 12th day of November 19 98

C. Joy Daniel Duncan

C. Joy Daniel Duncan
By: Bill Daniel, Attorney-In-Fact

By Bill Daniel Attorney In Fact

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FILE BOX 45

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 C. Joy Daniel Duncan, married

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of November 19 98.

Commission expires ____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 1998, before me personally appeared Bill Daniel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joy Daniel Duncan and acknowledged that he executed the same as the free act and deed of Joy Daniel Duncan.

Witness my hand and seal this 12th day of November, 1998.

JOHN GREGORY HARDEMAN NOTARY PUBLIC Exp 05/27/2001 DAVIDSON COUNTY, TENNESSEE PUBLIC AT LARGE

Notary Public

98 NOV 17 PM 2:42

CECIL CROWSON, JR. REGISTER
DAVIDSON COUNTY, TN.

8299 11/17 0101 03CHECK 284.8

05138 13

IDENTIF. & REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 11208 PAGE 740

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 74000.00
CON TX 273.80
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 284.80
CHECK 284.80

11/17/98 01 14:41 0001 8299

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05138 13
IDENTIF. ← REFERENCE

98 NOV 17 PM 2:42
REGISTER
DAVIDSON COUNTY, TN.

No. 1373372