BOOK 11242 PAGE 474

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Judith Maxwell Williams 2005 Dearborn Drive Nashville, TN 37214	Countrywide Home Loans 155 N. Lake Avenue New Owner Pasadena, CA 91109	Map 95-1 Parcel 142

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Blvd., Suite 115, Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, Frank C. Duty, Jr., Earl Ezell Duty, Carolyn Duty Sartain and Roy Arnett Duty (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Judith Maxwell Williams, unmarried (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Donelson Hills, as of record in Book 2331, Pages 22 and 23, Register's Office for said County.

Said Lot No. 39 fronts 74.96 feet on the easterly side of Dearborn Drive and extends back 173.2 feet on the northerly line and 168 feet on the southerly line to a dead line which is a broken line, measuring 89 feet thereon.

Being the same property conveyed to Frank C. Duty, Jr., Earl Ezell Duty, Carolyn Duty Sartain and Roy Arnett Duty pursuant to the Last Will and Testament of Geraldine Duty Thompson which was admitted to probate for the purpose of establishing muniment of title in the Probate Court for Davidson County, Tennessee in Case No. 98P-1529. The Order admitting said Last Will and Testament to probate is of record in Book 11151, Page 78, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2005 Dearborn Drive, Nashville, Tennessee 37214.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)

(The actual consideration or value, whichever is greater (for this transfer is $ 96,500.00 .

Affiant

(Subscribed and sworn to before me (this 4th day of December, 1998.

Notary Public

(My Commission Expires:

My Commission Expires SEPT. 23, 2000

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 and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 4th day of December, 1998.

CAROLYN DUTY SARTAIN

EARL EZELL DUTY

FRANK C. DUTY, JR.

ROY ARNETT DUTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named Carolyn Duty Sartain, Earl Ezell Duty, Frank C. Duty, Jr., and Roy Arnett Duty, the bargainors, 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 4th day of December, 1998.

Notary Public

My Commission Expires: ~~LARGE~~

EVELYN L. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

0522298
IDENTIF. ↑ REFERENCE

98 DEC -8 PM 2:10
[illegible] REGISTER
DAVIDSON COUNTY, TN.

7230 12/08 0101 03CHECK 368.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11242 PAGE 476

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 96500.00
				CON TX 357.05
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 368.05
				CHECK 368.05
12/08/98	01			14:11 0001 7330

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0522298
IDENTIF. # REFERENCE

98 DEC -8 PM 2:50
BILL GARNETT REGISTER
DAVIDSON COUNTY TN.

No. 1382317