WARRANTY DEED

BOOK 5221 PAGE 424

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Kenneth T. Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF Nov. 19 77

Notary Public

MY COMMISSION EXPIRES: 9-12-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alfred E. Wehby, Atty., 622 J.C. Bradford Bldg., Nashville, Tn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth T. Duncan (NAME)	SAME (NAME)	11 39
1103 Bell Grimes Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Charles C. Hicks and wife, Dolly M. Hicks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth T. Duncan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN _____ COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A tract of land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, described according to a survey made by Ernest Medlin and Roy Brantley, Surveyors, February 19, 1966, as follows:
BEGINNING on the northerly margin of Baker Station Road at the southeast corner of the property conveyed to Lloyd C. Crawford and wife, of record in Book 2246, page 241, Register's Office for said County; thence with said Crawford's eastern boundary line north 29 degrees east 725 feet to an iron pin, and continuing with said Crawford's line north 72 degrees 45' east 351.5 feet to an iron pin in ditch, and railroad right-of-way thence south 3 degrees 25' west 443.1 feet to an iron pin; thence south 14 degrees 34' west 791 feet to the northerly margin of Baker Station Road; thence with the same around curve having a radius of 456 feet northwesterly 384.6 feet to the beginning of another curve; thence around said curve having a radius of 1431 feet northwesterly 303 feet to the beginning, containing 11.01 acres, more or less.
BEING the same property conveyed to Charles C. Hicks and wife, Dolly M. Hicks by deed from Twyla B. Webb and husband, Douglas Webb, of record in Book 3996, page 982, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as Rt 3 (House Number) Baker Rd (Street) Goodlettsville (P. O. Address) Tenn (City or Town) 37072 (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 our hand S this 11th day of November, 19 77

Charles C. Hicks

Dolly M. Hicks

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Charles C. Hicks, and wife, Dolly M. Hicks

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

Witness my hand and official seal at Goodlettsville, Tenn, this 11th day of Nov., 19 77

Commission Expires 9-12-78 _____, Notary Public

STATE OF _____
_____ County

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 { his oath / their several oaths } acknowledged { himself / themselves } to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { he / they } as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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

E 362900

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IDENTIF. REFERENCE

Nov 14 9 35 AM '77

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

5221	CONV	90,000.00			
5221	CONV	15,000.00			
5221	S'TAX		B*	273.00	
5221	PR'FEE		B*	.50	
5221	W'DEED		B*	4.00	* 277.50

WARRANTY DEED

FROM

CHARLES C. HICKS, and wife,

DOLLY M. HICKS

TO

KENNETH T. DUNCAN

TITLE INSURED BY POLICY NUMBER:

Title Associates Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York