This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5266 PAGE 385

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Neal A. Duncan et ux	First Tennessee Bank N.A.Memphis	Map 148-3
(NAME) 1447 Antioch Pike	P. O. Box 474 (NAME)	Parcel 166
(STREET ADDRESS OR ROUTE NUMBER) Antioch Tenn 37013	Memphis, Tennessee 37013 (STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Neal A. Duncan and wife, Wanda J. Duncan and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I. Shirley L. Young, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said Neal A. Duncan and wife, Wanda J. Duncan, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 1014 on the Plan of Cherokee Hills, Section Ten, of record in Plan Book 4660, page 27, Register's Office for said County.

Said Plan shows Lot No. 1014 fronts 80 feet on the southwesterly margin of Antioch Pike and extends back 177.45 feet on the northwesterly line and 102 feet on the southeasterly line to a dead line, which is a broken line, in the rear, measuring 111.2 feet thereon.

The above described property was conveyed to Shirley L. Young, by deed from Jesse L. Atkins and wife, Lorene Atkins, of record in Book 4845, page 520, said Register's Office.

This conveyance is made subject to a 30-foot setback line, a 10-foot easement for public utility and drainage purposes, a 20-foot storm and sanitary sewer easement with an 8-inch sewer line lying within said easement, and conditions of owner's certificate, as shown on Plan of record in Book 4660, page 27; and restrictive covenants of record in Book 4702, page 84, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 36,900.00
Subscribed and sworn to before me, this the 27th day of March 1978
Affiant
My commission expires: 4/21/80 (Affix Seal)
Notary Public

This is unimproved ( ) improved (XX) property, known as 1447 Antioch Pike, Antioch, Tennessee 37013
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Neal A. Duncan and wife, Wanda J. Duncan, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1978 taxes which are prorated and assumed by the grantees.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Neal A. Duncan and wife, Wanda J. Duncan, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 27th *day of* March, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Shirley L. Young

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Shirley L. Young

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

Witness my hand and official seal at Nashville, Tennessee
this 27th *day of* March, *19* 78

Mary Ensey
Notary Public

Commission expires 4/21/80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that .....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in ....., this .....day of ....., 19.....

Notary Public

Commission expires .....

MAR 28 78	CONV	36,900.00			
MAR 28 78	S'TAX		B*	95.94	
MAR 28 78	PR'FEE		B*	.50	
MAR 28 78	W'DEED		B*	4.00	* 100.44

CHICAGO TITLE INS. CO.
FIRST AMERICAN CTR.
NASHVILLE, TENN.

WARRANTY DEED

FROM
Shirley L. Young
TO
Neal A. Duncan et ux

E 56660

IDENTIF. REFERENCE

MAR 28 12 47 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238