This instrument prepared by: Homer R. Ayers, 223 Madison Street
Madison, TN 37115

BOOK 5435 PAGE 401

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harry P. Duncan, et al (NAME)	SAME (NAME)	26-1
205 Loretta Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 118
Goodlettsville, Tn. 37072 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- Dollars,

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged.

W. F. BROWNER AND WIFE, RUBY LEE BROWNER, hereinafter referred to as Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said HARRY P. DUNCAN AND LEONARD R. DUNCAN, hereinafter referred to as Grantees, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee being Lot No. 5 on the Map known as the H. R. Drake, et al, Subdivision at Goodlettsville on Two Mile Pike surveyed March 23, 1948, by J. R. Scott, Surveyor, and described as follows:

BEGINNING at a point on the easterly margin of Two Mile Pike, at the common corner of Lots Nos. 5 and 6, being 375 feet, north of the intersection of said Pike with a 50-foot street shown on said plan which leads from said Pike to the L & N Railroad Underpass; thence with the line between said lots easterly 283 feet to a point; thence northerly 75 feet to a point, the common corner of Lots Nos. 4 and 5; thence with the line between said lots, westerly 292 feet to a point in the easterly margin of said Two Mile Pike; thence with the margin of same, southerly 75 feet to the point of beginning.

Being the same property conveyed to W. F. Browner and wife, Ruby Lee Browner, by Deed from Rasselee H. Kinsolving and Lillian K. Farrar, of record in Book 4733, Page 568, 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 $ 30,000.00

Subscribed and sworn to before me, this the 12th day of May 19 79

Affiant

My commission expires: 7-18-82
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 200 Two Mile Pike, Goodlettsville, TN 37072
(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 grantees, their

(successors), heirs and assigns forever. We covenant that we are 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 as appears of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 12th day of May, 19 79, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

W. F. Browner

Ruby Lee Browner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. F. BROWNER AND WIFE, RUBY LEE BROWNER

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

Witness my hand and official seal at Goodlettsville, Tennessee this 12th day of May, 1979

Judy P. Adkins
Notary Public

Commission expires 7-18-82

JUDY P. ADKINS NOTARY PUBLIC DAVIDSON COUNTY

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.....

2667 05/14 82.50- CHECK

Goodlettsville Rt. 3707

WARRANTY DEED

FROM

W. R. BROWNER, et ux

TO

HARRY P. DUNCAN, et al

F-29237

IDENTIF. REFERENCE

MAY 14 2 17 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

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

BOOK 5435 PAGE 403

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			30000.00- CO	
			78.00 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	82.50-
2667	A05/14/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 29237

IDENTIF. T REFERENCE

MAY 14 2 17 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 683810