7738

BOOK 5490 PAGE 64

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

65,000.00 Affiant

Gary F. Duncan

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST DAY OF AUGUST, 1979

Notary Public

MY COMMISSION EXPIRES: 9/5/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Independent Title Company, Suite 1704 - 17th Floor, One Commerce Place, Nashville, Tn. 37239
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary F. Duncan (NAME)	Dobson and Johnson, Inc. (NAME)	MAP 98-A
5911 Port Anadarko Trail (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place, Suite 1800 (STREET ADDRESS)	PARCEL 37
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	4D-5972

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, J. Douglas Kay and wife Dorothy J. Kay

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary F. Duncan and wife Teresa A. Duncan

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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREIN

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is (unimproved) (improved (XX)) property, known as 5911 Port Anadarko Trail, Hermitage, Tennessee 37076 (House number) (Street) (P. O. Address)

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 21st day of AUGUST, 19 79

J. Douglas Kay

Dorothy J. Kay

BOOK 5490 PAGE 65

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 J. Douglas Kay and wife Dorothy J. Kay

the 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 Nashville, Tennessee, this 21st day of August 19 79

Commission expires 2/5/83

Notary Public

STATE OF TENNESSEE
Davidson 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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
J. Douglas Kay et ux

TO
Dorothy J. Kay

TO
Gary F. Duncan et ux

Teresa A. Duncan

F 48957

IDENTIF. REFERENCE

Aug 29 9 00 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

INDEPENDENT TITLE COMPANY
Suite 1704 - 17th Floor
One Commerce Place
Nashville, Tn. 37239
(615) 242-9612

BOOK 5490 PAGE 66

BEING Lot No. 210 on the plan of Lake Park Subdivision, Section 4 as of record in Book 4885, page 1145, as amended in Book 5136, page 633, Register's Office for said County.

Said Lot No. 210 fronts 78.03 feet on the northerly side of Port Anadarko Trail and runs back between lines 250.08 feet on the easterly line and 189.57 feet on the westerly line to a dead line in the rear on which it measures 1143.52 feet thereon.

BEING part of the same property conveyed to J. Douglas Kay and wife, Dorothy J. Kay by deed from B G Corporation of record in Book 5401, page 451, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to a 10-foot utility easement, a 5 x 25-foot anchor easement, a 30-foot minimum setback line from Port Anadarko Trail of record in Book 4885, page 1145, amended in Book 5136, page 633, said Register's Office; Easement for transmission line granted United States of America of record in Book 1139, page 668, said Register's Office; Easement and right-of-way for an electric power transmission line 150 feet in width on and across premises with rights of ingress and egress and other rights and privileges to the United States of America of record in Book 1237, page 105, said Register's Office; Right of access to controlled access highway from the premises granted to the State of Tennessee of record in Book 3286, page 547, said Register's Office; Restrictive covenants of record in Book 5018, page 625, said Register's Office and Book 5063, page 369, said Register's Office.
1979 taxes are prorated and assumed by the purchasers.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory, When Received.

unimproved
This is improved (XX) property, known as 5911 Port Anadarko Trail, Hermitage, Tennessee 37076
(House number) (Street) (P. O. Address)

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 21st day of AUGUST, 19 79

J. Douglas Kay

Dorothy J. Kay

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

BOOK 5490 PAGE 67

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

65100.00- CO
169.26 CO TX
.50 PRFEE
9.00 WDELD
CHECK 178.76-
7736A08/29/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 48957

IDENTIF. REFERENCE

Aug 29 9 00 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 708137