BOOK 5584 PAGE 911

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
117-3-B-142	Wilbur L. Duncan C. Edward Duncan	Fidelity Federal Savings & Loan Fourth & Union Nashville, TN. 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) Unit I-15 The Villager 2601 Hillsboro Road	LOAN OR ACCOUNT NO. 511908-3 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated July 16, 1979, in the original principal sum of $25,500.00, payable to Fidelity Federal Savings & Loan Association, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Whitney Haggard, to Vaden Lackey, Jr., Trustee, as of record in Book 5467, page 196,

WHITNEY HAGGARD, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILBUR L. DUNCAN and C. EDWARD DUNCAN, TENANTS IN COMMON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a certain condominium apartment being Unit No. I-15, Parcel 142 of the Villager Condominiums, as of record in Book 5200, page 154, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Whitney Haggard, unmarried, by deed from Andrews Properties, Inc., and Cherokee Properties, Inc., as of record in Book 5467, page 193.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Poperty Act" as the same is set out in Section 64-2701, et seq of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer; water, electrical, telephone and other utility easements nor or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of the Villager Condominiums as of reocrd in Book 5436, page 665 and the By-Laws of record in Book 5434, page 708, as amended in Book 5487, page 967.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above and 1980 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 28th day of March, 1980

Whitney S. Haggard
Whitney Haggard

Whitney Haggard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5584 PAGE 912

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Whitney Haggard, unmarried the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 28 day of March, 1980.

My commission expires: 4-18-82

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

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 _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF March 19 80

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL) Notary Public

F-82876

IDENTIF. REFERENCE

MAR 31 3 14 PM '80

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
WHITNEY HAGGARD, UNMARRIED

TO
WILBUR L. DUNCAN and
C. EDWARD DUNCAN

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5584 PAGE 913

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

30500.00- CO
79.30 CO TX
.50 PRFEE
6.00 WDEED
CHECK 85.50-
0820AC03/31/00 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.82876

IDENTIF. REFERENCE T

MAR 31 3 14 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 749830