This instrument prepared by:
Thomas J. Stack, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5611 PAGE 482

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Terry S. Duncan et ux	First Tennessee Bank N. A. Memphis	162-2-62
(NAME) 180 Suzanne Drive	(NAME) P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee 37013	(STREET ADDRESS) Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Terry S. Duncan and wife, Pamela Duncan and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Robert E. Jones and wife, Deborah L. Jones,

have this day bargained and sold, and do hereby transfer and convey unto the said Terry S. Duncan and wife, Pamela Duncan, *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Colewood Acres, Section 2, as of record in Book 3700, page 135, Register's Office for said County. Said Lot No. 101 fronts 80 feet on the northerly side of Suzanne Drive and runs back 135.7 feet on the easterly line and 135.2 feet on the westerly line to a dead line on which it measures 99.75 feet.

The above described property was conveyed to Robert E. Jones and wife, Deborah L. Jones, by deed from Charles C. Morrow, of record in Book 4966, page 701, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utility and drainage purposes along the rear line of said lot, a 30-foot minimum building setback line from Suzanne Drive, and a utility anchor easement located at the southwest corner of said lot, and conditions of owner's certificate, as shown on the Plan of record in Book 3700, page 135, Register's Office for Davidson County, Tennessee; and Restrictive covenants contained in an instrument of record in Book 4158, page 42, as amended in Book 4178, page 738, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 48,000.00

Subscribed and sworn to before me, this the 9th day of June 19 80

My commission expires: 5-22-81 (Affix Seal)

Affiant: x Terry S. Duncan

Notary Public: x Mary P. Whitesmith

unimproved ( )
This is improved (X) property, known as 180 Suzanne Drive, 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 thereto 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 for 1980 taxes which are prorated and assumed by the purchasers.

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.

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.

Witness our hands this 9th *day of* June, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Robert E. Jones
Robert E. Jones

x Deborah L. Jones
Deborah L. Jones

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary P. Whitworth, *a Notary Public in and for said County and State,* Robert E. Jones and wife, Deborah L. Jones

*the within named bargainor*s, *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* 9th *day of* June, *19*80.

Mary P. Whitworth
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Commission expires 2-22-81

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 .....

3561 BOOK 131 PAGE 39

Please Return to Chicago Title Ins. Co. G-238320

WARRANTY DEED

FROM
Robert E. Jones et ux

TO
Terry S. Duncan et ux

F. 9 2 9 1 9

IDENTIF. REFERENCE

JUN 11 11 35 AM '80

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5611 PAGE 484

RECEIVED OF _____

FOR _____

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

480[illegible].00- CO
124.80 CO TX
.50 PRFEE
6.00 WDEED
CHECK 131.30-
3561A06/11/80 BAL .70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.92919

IDENTIF. REFERENCE

JUN 11 11 35 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 761269