FORM NO. WD-1

BOOK 5617 PAGE 522

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,500.00

✓ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 1980

Notary Public

MY COMMISSION EXPIRES: 8/9/80

(AFFIX SEAL)

Thomas C. Scott mail
THIS INSTRUMENT WAS PREPARED BY
Attorney, 26th Floor, First American Center, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard E. Hill (NAME)	Same (NAME)	161-7
5120 Leath Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	#50
Nashville TN 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Kenneth T. Duncan and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard E. Hill and D. Leslie Hill, as tenants in common

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:

Reserve Parcel A on the Plan of Greenleaf Heights of record in Book 5200, Page 260, Register's office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Kenneth T. Duncan by deed from Home Federal Savings and Loan Association of Nashville of record in Book 5336, Page 264 said Register's office. Also being the same property conveyed to Kenneth T. Duncan by deed from Metro Enterprises, Inc. of record in Book 5471, Page 988, said Register's office.

Grantee agrees to pay 8.21% of the 1980 taxes due for tax parcels 6DU71135 and 6DU63975 and Grantor agrees to pay the balance of said taxes on or before February 28, 1981.

Grantor also hereby transfers and conveys to Grantees a 25 foot wide perpetual nonexclusive easement for public utility purposes extending from the east boundary of the above described real estate and running in an easterly and northerly direction across Reserve Parcel B as shown on the Plan of Greenleaf Heights of record in Book 5200, Page 260, said Register's office to the common boundary of said Reserve Parcel B and Reserve Parcel C on said Plan and then in a northerly direction to the westerly right of way of Greenleaf Drive. Said easement being shown on the herein described Plan as a "Proposed 20' Public Utility Easement."

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 20th day of June, 1980

Kenneth T. Duncan D. Margaret Duncan

STATE OF TENNESSEE
Davidson County

BOOK 5617 PAGE 523

Personally appeared before me, Thomas C. Scott, a Notary Public in and for said County and State, the within named Kenneth T. Duncan and Margaret Duncan

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 20th day of June 19 80

Commission expires 8/9/80

Thomas C. Scott
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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a 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

TO

F 9 5 0 2 2

IDENTIF. REFERENCE

JUN 25 3 35 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5617 PAGE 524

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
			1750.00-	CO
			45.50	CO TX
			.50	PRFEE
			6.00	MDEED
			CHECK	52.00-
6269	AD	06/25/80	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 95022

IDENTIF. REFERENCE

JUN 25 3 35 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 764680