This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

RICHARD D. BIRD, Trustee

TO

JOHN L. DUNCAN and wife,
PATRICIA C. DUNCAN

For draftsman's use
This Instrument Prepared By:
GRACEY, MADDIN, COWAN & BIRD
300 James Robertson Parkway
Nashville, Tennessee 37201

BOOK 5635 PAGE 338

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Duncan, et ux. (NAME)	SAME (NAME)	116-8-G204
204 Moultrie Park (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE
AUG 11 9 29 AM '80
FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF August 19 80.

Ruth Hines Caruthers
Notary Public

MY COMMISSION EXPIRES: 7-17-83

(AFFIX SEAL)

G01747

For and in Consideration of the sum of TEN AND NO/100 ---------- DOLLARS

Cash in hand paid by John L. Duncan and wife, Patricia C. Duncan, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, Richard D. Bird, Trustee, with full power, etc., have bargained and sold, and by these presents do transfer and convey unto the said John L. Duncan and wife, Patricia C. Duncan, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain building site being Lot No. 204 , as shown on the Plan of Sugartree, Phase III, which is of record in Book 5050, Pages 67-71, Register's Office for Davidson County, Tennessee, to which specific reference is here made and together with an appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions, and Restrictions referred to hereinbelow.

Being part of the same property conveyed to James I. Vance Berry, Trustee, by Deed from Woodmont Country Club of record in Book 4793, Page 189, Register's Office for Davidson County, Tennessee, Richard D. Bird, Trustee, having been appointed Successor Trustee in the place and stead of James I. Vance Berry, Trustee, by an instrument of record in Book 5033, Page 190, said Register's Office.

This conveyance is made subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 4857, Page 157, as supplemented and amended by instruments of record in Book 4874, Page 463, Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 5087, Page 220, Book 5152, Page 401, and Book 5514, Page 138, said Register's Office, and by setback lines, easements, limitations and conditions as shown on the said Plan of record.

BOOK 5635 PAGE 339

WD-2

This is unimproved (X) improved ( ) property, known as 204 Moultrie Park, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John L. Duncan and wife, Patricia C. Duncan, their heirs and assigns, forever.

And I do covenant with the said John L. Duncan and wife, Patricia C. Duncan that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except for 1980 real property taxes which are assumed by Grantees.

And I, Richard D. Bird, Trustee, do further covenant and bind my successors, assigns ~~Heirs~~ and representatives, to warrant and forever defend the title to the said land to the said John L. Duncan, et. ux. their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 8th day of August, 1980

Richard D. Bird, Trustee

Richard D. Bird, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ruth Anne Canuthers, a Notary Public in and for said County and State, the within named Richard D. Bird, Trustee

the bargainor, 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 8th day of August, 1980.

Ruth Anne Canuthers, Notary Public.

Commission expires 7-17-83

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 .

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5635 PAGE 340

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
			35000.00- CO	
			91.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 97.50-	
4778A08/11/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 1 7 4 7

T
IDENTIF. REFERENCE

AUG 11 9 29 AM '80

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

No. 772886