THIS INSTRUMENT PREPARED BY:
Alfred E. Abbey, Attorney
26th Fl., Life & Casualty Tower
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 5645 PAGE 424

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Duncan, et ux. (NAME:)	(SAME) (NAME:)	Map 116-4
266 Ensworth Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 70,
Nashville, Tenn. 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	7DA-03400

For and in Consideration of the sum of Ten and 00/100 ($10.00) ---------- *DOLLARS* cash in hand paid by John L. Duncan and wife, Patricia C. Duncan, and other good and valuable considerations, the receipt of which is hereby acknowledged, including a certain promissory note made and given by the said John L. Duncan and wife, Patricia C. Duncan to George Edwards Knox, in the amount of $138,750.00, and secured by a deed of trust covering the within described property, the undersigned, George Edwards Knox and wife, Kay H. Knox,

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:*

Being Lot No. 2 on the Plan of Ensworth Acres, Section Two, of record in Book 3842, page 85, Register's Office for said County, and described as follows:

Beginning at a point on the northerly boundary of Kenner Manor property, said point being the southeast corner of this lot and the southwest corner of Lot No. 3 of Ensworth Acres, Section Two; thence with the northerly boundary of Kenner Manor, North 82°53' West 605.0 feet to a point; thence North 2°03' East 59.0 feet; thence North 34°25' West 215.0 feet to an iron pin in concrete; thence leaving Kennor Manor property and with Ensworth Acres, Section One's southerly boundary as of record in Book 3106, page 146, said Register's Office, North 57°00' East 219.8 feet to an iron pin in concrete located on the southerly margin of the cul-de-sac turnaround of Ensworth Place; thence with said margin of said turnaround following a curve a length of 108.5 feet to a point; thence leaving said Ensworth Place, South 8°07' East 150.0 feet to an iron pin in Concrete; thence with the southerly boundary of Nesbitt property, South 85°30' East 488.0 feet to a point, the northeast corner of this lot and the northwest corner of said Lot No. 3 of this plan; thence leaving the southerly boundary of Nesbit property and with the common boundary line between Lots Nos. 2 and 3 of Ensworth Acres, Section Two, South 7°08' West 263.5 feet to the point of beginning.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 185,000.00

Subscribed and sworn to before me, this the 29th day of August 1980

Affiant

My commission expires: 4/22/84 (Affix Seal)

Notary Public

Being part of the property devised to George Edwards Knox by Will of Bessie W. Edwards, deceased, of record in Will Book 61, page 250, Probate Court Clerk's Office for said County.

SUBJECT TO all utility and drainage easements and restrictions of record, including restrictions of record in Book 770, page 374, Register's Office for Davidson County, Tennessee, which are incorporated herein by reference, and easement for sanitary sewers and/or storm drainage of record in Book 3990, page 919, said Register's Office.

The undersigned, Kay H. Knox, wife of Geroge Edwards Knox, has joined in the execution of this deed for the sole purpose of transferring and conveying to the within named grantees all of her right, title and interest in the within-described property, whether as homestead, spouse's elective share, or otherwise.

This is improved (XX) unimproved ( ) property, known as 266 Ensworth Avenue (House Number) (Street), Nashville P. O. Address: (City or Town), Tennessee 37205.

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 we *do covenant with the said* John L. Duncan and wife, Patricia C. Duncan *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.,* except as above set out and taxes for the current year.

And I, George Edwards Knox, *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* John L. Duncan and wife, Patricia C. Duncan, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 27th *day of* August, *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.*

George Edwards Knox
GEORGE EDWARDS KNOX

Kay H. Knox
KAY H. KNOX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5645 PAGE 426

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., 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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF ALABAMA
COUNTY OF Madison

Personally appeared before me, L. Bruce Ables *, a Notary Public in and for said County and State, the within named* George Edwards Knox and Kay H. Knox

*the 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 Huntsville, Alabama *, this* 27th *day of* August *, 19* 80.

L. Bruce Ables *, Notary Public.*

Commission Expires 6-13-84.

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.....

RUSH

IDENTIF. REFERENCE

SEP 2 2 00 PM '80

FELIX Z. HAYNES REGISTER DAVIDSON COUNTY, TENN.

60553

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5645 PAGE 427

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

185000.00- CO
431.00 CO TX
.50 PRFEE
9.00 MDELO
CHECK 490.50-
9502A09/02/80 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G05533

T
IDENTIF. REFERENCE

SEP 2 2 08 PM '80

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

No. 777460