FILE BOX 31

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Michael Fox Construction Co., Inc. (NAME)	Same (NAME)	Map 116-8
5825 Old Harding Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par G204
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5661 PAGE 784

For and in consideration of the sum of TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged,

we, John L. Duncan and wife, Patricia C. Duncan,

have bargained and sold, and by these presents do transfer and convey unto the said Michael Fox Construction Company, Inc.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a certain building site (Lot) identified as No. 204, as shown on the Revised Plan of Sugartree, Phase 3, as of record in Book 5050, pages 67-71, as amended in Book 5169, page 426; Book 5191, page 412; Book 5222, page 468; and Book 5238, page 93, Register's Office for said County.

Being the same property conveyed to John L. Duncan and wife, Patricia C. Duncan, by deed from Richard D. Bird, Trustee, of record in Book 5635, page 338, Register's Office for Davidson County.

This property is encumbered except for 1980 real property taxes, which have been prorated as of the date hereof and assumed by the Grantee herein.

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 shown on the said Plan of record.

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

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.

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 7th day of October, 1980.

JOHN L. DUNCAN

Patricia C. Duncan

PATRICIA C. DUNCAN

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John L. Duncan and wife, Patricia C. Duncan,

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 Nashville, Tennessee, this 7th day of October, 1980.

My commission expires April 17, 1983 Notary Public Marilyn D. Vance

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 36,800.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

JOHN L. DUNCAN

Sworn to and subscribed before me this 7th day of October, 1980.

My commission expires April 17, 1983 Notary Public Marilyn D. Vance

This instrument was prepared by:

Name	Address
Dale L. Stegall	Harwell Barr Martin & Sloan / 400 Home Federal Building / Nashville, Tennessee 37219

5554 10/08 102.13- CHECK

WARRANTY DEED

FROM JOHN L. DUNCAN et ux

TO PATRICIA C. DUNCAN

MICHAEL FOX CONSTRUCTION COMPANY, INC.

G. 1. 1. 5 3. 9

IDENTIF. REFERENCE

OCT 8 8 53 AM '80

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

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5661 PAGE 786

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

36600.00- CO
95.68 CO TX
.50 PRFEE
6.00 WDEED
CHECK 102.18-
6994A10/08/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.1.53.9

IDENTIF. REFERENCE 1

OCT 8 8 53 AM '80

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

No. 784691