ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Chester Leroy Duncan et ux	Same	Map 39
Mary Louise (NAME) Duncan	(NAME)	
5046 Clarksville Highway	4344 Cato Road	Parcels 75 and 178
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Whites Creek, TN 37189	Nashville, Tennessee 37218	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 5674 PAGE 435

For and in consideration of the sum of Ten and no/100 ($10.00)---------- DOLLARS

cash in hand paid by the Grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, we, JAMES W. ROBERTSON, IMOGENE F. ROBERTSON, C. T. NEAL, JR. and C. T. NEAL, III,

have bargained and sold, and by these presents do transfer and convey unto the said CHESTER LEROY DUNCAN and wife, MARY LOUISE DUNCAN

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 the 12th Civil District of Davidson County, Tennessee, described according to a survey for Bill Spann and E. K. Rutherford dated July 5, 1967, and revised September 15, 1971, by Southern Land Surveying Company, Inc., containing a total acreage of 2.38 acres, more or less, and divided in three adjacent tracts as follows:

TRACT NO. 1: BEGINNING at an iron stake in the northerly margin of State Highway 112, being Clarksville Highway; thence north 29° 55' 20" east 348.47 feet to an iron stake in the rear line of said property; thence north 45° 28' 20" west 64.78 feet to an iron stake; thence 304.06 feet to an iron stake in the northerly margin of Highway 112; thence along said northerly margin 216.71 feet to the point of beginning containing 1.01 acres, more or less.

TRACT NO. 2: BEGINNING at an iron stake in the northerly margin of State Highway 112, 216.71 feet from the iron stake set out as the beginning point in Tract No. 1; thence along the boundary line of Tract No. 1, 304.06 feet to an iron stake in the rear line of said property; thence north 45° 28' 20" west 110.88 feet to an iron stake; thence 282.31 feet to an iron stake in the northerly margin of Highway 112; thence along said northerly margin 115.01 feet to the point of beginning, containing 0.75 acres, more or less.

TRACT NO. 3: BEGINNING at an iron stake in the northerly margin of State Highway 112, 331.72 feet from the iron stake described as the point of beginning in Tract No. 1; thence 282.31 feet to an iron stake in the rear line of said property, thence north 45° 28' 20" west 94.74 feet to an iron stake in the northwesterly corner of said tract; thence south 62° 17' west 259.64 feet to an iron stake in the northerly margin of Highway 112; thence south 35° 30' east 115.01 feet to the point of beginning containing 0.62 acres, more or less.

Said property being the same property conveyed to James W. Robertson, Imogene F. Robertson, C. T. Neal, Jr. and C. T. Neal, III of record in Book 4549, page 218 in the Register's Office of Nashville, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5046 Clarksville Highway (House Number) (Street)
Nashville, Tennessee 37189 (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 24th day of October, 1980.

James W. Robertson
JAMES W. ROBERTSON

C. T. Neal
C. T. NEAL, JR.

Imogene F. Robertson
IMOGENE F. ROBERTSON

C. T. Neal
C. T. NEAL, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES W. ROBERTSON, IMOGENE F. ROBERTSON and C. T. NEAL, JR.

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 31st day of October, 1980.

My commission expires 1-22-84 Notary Public Andrew B. Gibson, Jr.

STATE OF GEORGIA
COUNTY OF Nail

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. T. NEAL, III, 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 Baker Park Hospital, Gainesville, Ga., this 20th day of October, 1980.

Notary Public

My commission expires:
March 10, 1984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 25,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

MARY LOUISE DUNCAN

Sworn to and subscribed before me
this 31st day of October, 1980.

My commission expires 1-22-84 Notary Public Andrew B. Gibson, Jr.

This instrument was prepared by:
Andrew B. Gibson, Jr., Attorney at Law, 6202 Charlotte Avenue, Nashville, Tennessee 37209
Name Address

27. WARRANTY DEED

FROM

JAMES W. ROBERTSON, IMOGENE F. ROBERTSON, C. T. NEAL, JR. and C. T. NEAL, III

TO

CHESTER LEROY DUNCAN and wife, MARY LOUISE DUNCAN

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILED
NOV 5 3 41 PM '80
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

31615

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			25000.00- CO	
			65.00 CO TX	
			.50 PRFEE	
			6.00 MDELD	
			CHECK 71.50-	
2767A11/05/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1.6 1.1.5

IDENTIF. REFERENCE

T

Nov 5 3 41 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 790287