This instrument was prepared by: C. L. Cornelius, Jr., Attorney, P. O. Box 2808, Nashville, TN 37219.

WARRANTY DEED

BOOK 5842 PAGE 108

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph C. Duncan, II (NAME)	Dobson & Johnson, Inc. (NAME)	2D 70315
3265 New Towne Road (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	150-11
Antioch, TN 37013 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37239 (CITY) (ZONE) (STATE)	77

For and in Consideration of the sum of TEN AND NO/100---------- *DOLLARS* and other good and valuable consideration, including the assumption by Joseph C. Duncan, II, and wife, Sherri L. Duncan, of a current first mortgage in the original principal sum of $ 42,900.00, with interest at 9 % per annum, payable to Tennessee Housing Development Corp., secured by a deed of trust of record in Book 5650, page 386, Register's Office for Davidson County, Tennessee,

RONALD MARK FRIEDEN and wife, SHERREE G. FRIEDEN, *have bargained and sold, and by these presents do transfer and convey unto the said* JOSEPH C. DUNCAN, II, and wife, SHERRI L. 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. 160, on the Plan of Towne Village of the Country, Section 2, of record in Plat Book 5200, page 176 and 177, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Ronald Mark Frieden and wife, Sherree G. Frieden, by deed from Randall Phillips Builders, Inc., of record in Book 5650, page 383, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictions of record in Book 5456, page 511; public utility and drainage easement and building lines of record in Plat Book 5200, page 176 and 177, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $52,026.79

Subscribed and sworn to before me, this the 14th day of January, 19 82

Ronald Mark Frieden
Affiant

My commission expires: 7-21-84 (Affix Seal)

Peggy L. Jones
Notary Public

This is unimproved ( ) improved (X) property, known as 3265 New Towne Road, Antioch, TN 37013
(House Number) (Street) P. O. Address: (City or Town)

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

And we *do covenant with the said* Joseph C. Duncan, II, and wife, Sherri L. 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 for the deed of trust of record in Book 5650, page 386, RODC, Tennessee.

And we, RONALD MARK FRIEDEN and wife, SHERREE G. FRIEDEN, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Joseph C. Duncan, II, and wife, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 14th *day of* January, *19* 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ronald Mark Frieden

Sherree G. Frieden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5842 PAGE 110

Personally appeared before me, Peggy L. Jones, a Notary Public in and for said County and State, the within named Ronald Mark Frieden and wife, Sherree G. Frieden,

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 14th day of January, 19 82.

Peggy L. Jones, Notary Public

Commission Expires 7-21-84.

STATE OF
COUNTY OF

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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

8092 01/18 147.70- CHECK

BOOK 5842 PAGE 111

WARRANTY DEED

FROM

RONALD MARK FRIEDEN ET UX

SHERREE G. FRIEDEN

TO

JOSEPH C. DUNCAN, II ET UX

SHERRI L. DUNCAN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

G 7.6 0 4.6

IDENTIF. REFERENCE

JAN 18 2 06 PM '82

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

HSM

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5842 PAGE 112

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
			52026.79- CO	
			135.20 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 147.70-	
8092A01/18/82			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37604

IDENTIF. REFERENCE

JAN 18 2 06 PM '82

FELIX Z. WILSON
DAVIDSON COUNTY

No. 862810