This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Ronnie L. Jones and wife,

Charlotte V. Jones

TO

Joe Duncan, Sr.

For draftsman's use

This instrument prepared by:

Harold Reeves, Attorney
640 Spence Lane
Nashville, Tn. 37217

BOOK 5956 PAGE 204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Duncan, Sr. (NAME)	Same (NAME)	Map 110
3275 Earhart Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. Nos. 69 & 164
Mt. Juliet, Tn. 37122 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	4D-14100 4D-14060

(FOR REGISTER'S USE)

H 1 4 5 7 5

IDENTIF. REFERENCE

OCT 28 10 32 AM '82

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 95,000.00 [signature] Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October 19 82.

[signature] Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100- -($10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

Ronnie L. Jones and wife, Charlotte V. Jones

have bargained and sold, and by these presents do transfer and convey unto the said

Joe Duncan, Sr.

his, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I

LAND in the 4th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Murray D. Shanklin, Engineer, dated April 21, 1974, to wit:

BEGINNING at an iron pin in the easterly margin of Earheart Road and being the southwest corner of the property conveyed to Roy E. Sinkovich etux et al of record in Book 4674, page 864, said Register's Office; thence north 81 deg. 44 min. east 943.14 feet

to a point; thence north 2 deg. 02 min. west 137.25 feet to a point; thence south 82 deg. west 942.67 feet to a point in the easterly margin of Earhart Road; thence south 2 deg. 02 min. east along said easterly margin, 141.68 feet to the point of beginning, containing 3.0 acres, more or less.

BEING the same property conveyed to Ronnie L. Jones and wife, Charlotte V. Jones by deed from Phillip Saindon, Trustee, of record in Book 4820, page 399, Register's Office for Davidson County, Tennessee.

TRACT II

LAND lying and being in the 4th Civil District of Davidson County, Tennesse, described according to an unrecorded survey made by Don Shanklin, Engineer, dated November 13, 1972. as follows, to wit:

BEGINNING at an iron pin in the easterly margin of Earhart Road, said pointbeing the southwest corner of the property conveyed to E. B. Pugh and wife, Sylvia Pugh, by deed of record in Book 3911, page 444, said Register's Office; thence north 81 deg. 44 min. east 1499.52 feet to an iron pin; thence north 79 deg. 05 min. east 202.33 feet to an iron pin; thence north 8 deg. 34 min. west 167.85 feet to an iron pin; thence south 87 deg. 01 min. west 1403.22 feet to an iron pin; thence south 0 deg. 27 min. east 25.70 feet to a post; thence south 81 deg. 55 min west 269.23 feet to the easterly margin of Earhart Road; thence along the easterly margin of Earhart Road south 2 deg. 02 min. east 283.35 feet to the point of beginning, and containing 9.596 acres, more or less.

BEING the same property conveyed to Roy E. Sinkovich and Linda G. Sinkovich and Ronnie L. Jones and wife, Charlotte V. Jones by deed from E. B. Pugh and wife, Sylvia Pugh of record in Book 4674, page 864, Register's Office for Davidson County, Tennessee, and further to Ronnie L. Jones and wife, Charlotte V. Jones as to the 1/2 undivided interestfromRoy E. Sinkovich and Linda G. Sinkovich of record in Book 5067, page 543, Register's Office for Davidson County, Tennessee.

INCLUDED THEREIN BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY.

LAND in the 4th Civil District of Davidson County, Tennessee, according to a survey made by Don Shanklin, Engineer, dated April 24, 1974, as follows, to wit:

BEGINNING at an iron pin on the easterly margin of Earhart Road, said pin being set one foot inside a fence and being the northwest corner of a tract of land conveyed to Roy E. Sinkovich et ux et al of record in Book 4674, page 864, said Register's Office, thence north 81 deg. 55 min. east 269.23 feet to a post; thence north 0 deg. 27 min. west 25.70 feet to an existing iron pin; thence north 87 deg. 01 min. east, 669.22 feet to a point; thence south 2 deg. 02 min. east 109.0 feet to a point; thence south 82 deg. west 942.67 feet to a point in the easterly margin of Earhart Road; thence north 2 deg. 02 min. west along said road, 141.67 feet to the point of beginning, containing 3.0 acres, more or less.

BEING the same property conveyed to Roy E. Sinkovich and wife, Linda G. Sinkovich by deed from Phillip Saindon, Trustee, of record in Book 4820, page 401, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to an easement for ingress and egress of record in Book 3911, page 444, said Register's Office.

TAXES for 1982 have been pro-rated and paid.

Form No. WD3a

BOOK 5956 PAGE 206

This instrument is executed on behalf of Ronnie L. Jones and wife, Charlotte V. Jones by Texas Commerce Bank N. A. as their Attorney in Fact pursuant to a Power of Attorney which is being placed of record currently herewith.

This is (unimproved XX) (improved XX) property, known as Tract I, unimproved, 3.0 acres Tract II, improved, 3.6 acres Earhart Road
(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 Joe Duncan, Sr. his heirs and assigns, forever.

And we do covenant with the said Joe Duncan, Sr. 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.

And Ronnie L. Jones and wife, Charlotte V. Jones do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joe Dunca, Sr. his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 19th day of October, 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.

TEXAS COMMERCE BANK, N. A. AS AGENT AND ATTORNEY IN FACT FOR

Ronnie L. Jones by Barbara A. Garren, Asst. Vice President & Trust Officer, Texas Commerce Bank

Ronnie L. Jones by Barbara A. Garren

Charlotte V. Jones by Barbara A. Garren, Asst. Vice President & Trust Officer, Texas Commerce Bank

Charlotte V. Jones by Barbara A. Garren

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 5956 PAGE 207

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

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.....

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 .....
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 TEXAS
COUNTY OF HARRIS

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Barbara A. Garren, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Vice President & Trust Officer of the Texas Commerce Bank N. A. and who acknowledged that she executed the within instrument on behalf of Ronnie L. Jones and Charlotte V. Jones, as their Attorney in Fact, the within named bargainor, a corporation, and that she as such Vice President and Trust Officer and Attorney in Fact being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Vice President and Trust Officer and as the Attorney in Fact for Ronnie L. Jones and Charlotte V. Jones

Witness my hand and seal, at office in Houston, Texas, this 19th day of October, 19 82

Pamela K. Terry, Notary Public.

Commission expires 6/4/86

PAMELA K. TERRY
Notary Public, State of Texas
My Commission Expires 6/4/86

STATE OF

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5956 PAGE 208

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
			9[illegible].00- CO	
			247.00 CO TX	
			.00 PRFEE	
			12.00 MOR[illegible]	
			CHECK 259.00-	
			6030A10/28/82 REL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H I 4 5 7 5

IDENTIF. REFERENCE

OCT 28 10 32 AM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 907111