THIS INSTRUMENT PREPARED BY: VICKY V. KLEIN, ATTORNEY, 907 TWO MILE PARKWAY, GOODLETTSVILLE, TN 37072

WARRANTY DEED

BOOK 5071 PAGE 344

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENNETH T. DUNCAN, ET UX	SAME	P/O
(NAME:) P.O. Box 969	(NAME:)	MAP
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville Tn 37072	(STREET ADDRESS)	PARCEL
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which are hereby acknowledged,

H 52687

IDENTIF. REFERENCE

JUN 8 9 27 AM '83

FELIX A. REGISTER
DAVIDSON COUNTY, TN

CONTINENTAL LAND GROUP, INC., a Tennessee corporation, hereinafter referred to as Grantor,

have bargained and sold, and by these presents do transfer and convey unto the said KENNETH T. DUNCAN AND WIFE, MARGARET E. DUNCAN, hereinafter referred to as Grantees, their *heirs and assigns, a certain tract or parcel of land in* Davidson *County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated May 31, 1983 and known as Job No. 83-169 as follows: Beginning at an iron pin set on the Northerly margin of Baker Station Road, said point of beginning being the Southwest corner of this tract and also being the Southeast corner of the Kenneth T. Duncan land of record in Deed Book 5844, page 64, Register's Office for Davidson County, Tennessee; thence with Duncan's line and a fence N 15° 39' 26" E 527.86 feet to an iron pin; thence N 13° 44' 53" E 258.59 feet to an iron pin set at a walnut tree in the fence; thence N 04° 41' 04" E 440.68 feet to an iron pin set in the southerly right of way of the L & N Railroad; thence with the said right of way S 60° 30' 02" E 954.00 feet to an iron pin; thence leaving the said Railroad S 28° 14' 10" W 1049.42 feet to an iron pin; thence S 09° 23' 25" W 64.96 feet to an iron pin; thence S 31° 11' 58" W 164.72 feet to an iron pin set on the northerly margin of the said Baker Station Road; thence with the margin of the said Road N 31° 49' 41" W 209.77 feet to an iron pin; thence N 42° 21' 09" W 132.73 feet to an iron pin; thence N 59° 27' 18" W 133.30 feet to an iron pin; thence N 70° 51' 31" West 172.50 feet to the point of beginning containing 20.06 acres more or less.

Being a portion of the same property conveyed to Continental Land Group, Inc., by deed from Maude Draper, which deed is recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60,900.00

Subscribed and sworn to before me, this the 4 day of June 19 83

My commission expires: 4/21/85 (Affix Seal)

Affiant

Notary Public

06/08 157.34- CHECK

3364

unimproved ( )
This is improved ( ) property, known as ..... (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 Grantees, their *heirs and assigns, forever.*

And it *do covenant with the said* Grantees *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And it *do further covenant and bind* itself, its successors, *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.*

Witness my *hand this* 4 *day of* June, *19* 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CONTINENTAL LAND GROUP, INC.

By: [signature]
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6071 PAGE 346

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.....
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, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* TOM SHERRILL, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* CONTINENTAL LAND GROUP, INC., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Goodlettsville, Tennessee, *this* 4 *day of* June, *19* 83.

Carolyn J. Waddey
Notary Public

Commission Expires 4/21/85.

CAROLYN F. WADDEY NOTARY PUBLIC AT LARGE STATE OF TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6071 PAGE 347

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
			60500.00- CO	
			158.34 CO TX	
			.50 PRFEE	
			5.00 WDEED	
			CHECK 167.84-	
			3364A06/08/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 52687.

IDENTIF. REFERENCE

JUN 8 9 27 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 954684