OFFICIAL RECEIPT

This Instrument Prepared By:
BASS, BERRY & SIMS (JST)
2700 First American Center
Nashville, Tennessee 37238

BOOK 6128 PAGE 644

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
E. Townes Duncan et ux 4337 Sneed Avenue Nashville, TN 37215	Same	130-08-43

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, including the assumption by E. Townes Duncan and wife, Ellen M. Duncan, of the unpaid balance of the note in the original amount of $21,500.00, secured by a deed of trust to J. G. Palmer, Trustee, for Noel-Palmer Mortgage Company, Inc., of record in Book 4013, page 945, Register's Office for Davidson County, Tennessee and of the unpaid balance of the notes in the original principal amount of $15,840.38 each, secured by a deed of trust to George V. Crawford, Jr., Trustee, for Ann B. Tharp and to Andrew Ewing, Jr., of record in Book 5869, page 299, said Register's Office, Joseph H. Folk, unmarried, and Jackie A. Folk, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said E. Townes Duncan and wife, Ellen M. 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 Davidson County, Tennessee, being the north one-half of Lot No. 13 of the Map of Belle Meade Annex Subdivision, as of record in Book 547, page 66, Register's Office for said County.
>
> Said part of Lot No. 13 fronts 100 feet on the westerly side of Sneed Avenue and runs back between parallel lines, 295 feet to a 5-foot reserved strip.
>
> Being the same property conveyed to Joseph H. Folk, and Jackie A. Folk by deed from Andrew Ewing, Jr. and Ann B. Tharp, of record in Book 5869, page 296, said Register's Office. The said Joseph H. Folk and Jackie A. Folk have since divorced.

Said property is unencumbered, except as follows:

(1) 1983 taxes, a lien but not yet due and payable, which have been prorated and assumed by the grantees;

(2) Deed of Trust of record in Book 4013, page 945, said Register's Office;

(3) Deed of Trust of record in Book 5869, page 299, said Register's Office; and

(4) Any and all easements, restrictions and rights of way of record.

This is improved property, known as 4337 Sneed Avenue, Nashville, Tennessee 37215.

4552 [illegible] CHECK

OFFICIAL RECEIPT

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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 1 day of September, 1983.

Joseph H. Folk

Jackie A. Folk

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 Joseph H. Folk and Jackie A. Folk, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1 day of September, 1983.

Notary Public

My Commission Expires:

7-27-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration for this transfer or value of property (whichever is greater) is $ 125,000.00 . This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 1 day of September, 1983.

Anne M Dato
Notary Public

My Commission Expires:

7-27-86

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IDENTIF. REFERENCE

SEP 2 9 30 AM '83

FELIX Z. WILSON J.P. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6128 PAGE 647

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			125000.00-	CO
			325.00	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	334.50-
4552A09/02/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7: 1: 1 8 9

IDENTIF. REFERENCE

SEP 2 8 30 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 9758