This instrument was prepared by: [illegible]
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elizabeth Tenison Duncan	(SAME)	Map 116-16-A
NAME	NAME	
4118 Estes Road		Parcel 4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215		7DA-32042
(CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) Dollars, cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Book 6385 Page 588

Gania Clayton, hereinafter called Grantor, have this day bargained and sold, and do hereby transfer and convey unto the said Elizabeth Tenison Duncan, hereinafter called Grantee, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Unit No. 2-B "The Garden" as located on Lot No. 2 of "The Garden" as shown on the Plan of record in Book 5200, page 224, and as more particularly described in Exhibit "B" for Lots 1 and 2, "The Garden" of record in Book 5810, page 170, Register's Office for said County.

Being part of the property conveyed to Grantor by deed from Creason Clayton of record in Book 5967, page 349, said Register's Office.

This property is not, nor ever has been, utilitized by Grantor as her place of residence.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 170,000.00

Subscribed and sworn to before me, this the 4th day of September, 1984

Affiant

My Commission expires: June 22, 1988
(Affix Seal)

Notary Public

This is improved [illegible] property, known as 4118 Estes Road, Nashville, TN 37215 (House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for Master Deed and By-Laws of record affecting said Unit.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her heirs and assigns, against the lawful claims of all persons.

Witness my hand this 4th day of September 84, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Gania Clayton
Gania Clayton

09/20 448.50- CHECK

1798

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personallly appeared before me, the undersigned *a Notary Public in and for said County and State,* Gania Clayton

(or proved to me on the basis of satisfactory evidence)

the within named bargainor, , *with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at Nashville, *Tennessee this* 4th *day of* September *19* 84

Notary Public

Commission expires Jan 22, 1988

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

I 5 0 8 1 3

IDENTIF. REFERENCE

SEP 20 9 41 AM '84

REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

Compliments of
Colonial Title Company
Suite 221, Continental Plaza
4301 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6385 PAGE 590

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

170000.00- CAMT.
442.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 448.50-
1798A09/20/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 0 8 1 3

IDENTIF. REFERENCE

SEP 20 9 42 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0070286