THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 6527 PAGE 421

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Betty Jo Adams RR#1, Box 185 Pegram, Tn. 37143	Same as new owner	Map 53-3 74 4D-44715

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, THOMAS E. HENLEY, ALTON RAY HENLEY, HOWARD CLIFTON HENLEY, HAROLD T. DUNCAN, EZRA U. DUNCAN, JR. and JOHN C. DUNCAN, heirs of the estate of Jimmie M. Henley, a/k/a Jimmie M. Henley Duncan, deceased, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents does transfer and convey unto the said BETTY JO ADAMS, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 119, Section D, Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, page 65, in the Register's Office for Davidson County, Tennessee; fronting 56.0 feet on Bryan Street, containing 0.19 acres, more or less.

SUBJECT to and/or reserving one (1) permanent easement ten (10) feet wide for utilities and one (1) special easement thirteen and five-tenths (13.5) feet wide, more or less, for sewer, electric and/or telephone cable, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easements. If special easement is abandoned for the purpose for which the same has been dedicated, all rights thereunder will terminate and such special easement may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Easton Henley and wife, Jimmie M. Henley, by deed from E. I. du Pont de Nemours and Company of record in Book 1945, page 159, Register's Office for Davidson County, Tennessee. And, Easton Henley died in 1962, survived by his wife, Jimmie M. Henley, who became vested with title to the said property in fee simple. And, Jimmie M. Henley thereafter married Ezra U. Duncan. And, Jimmie M. Henley Duncan died testate on November 18, 1984, a citizen and resident of Davidson County, Tennessee survived by her husband, Ezra U. Duncan and three children, Thomas E. Henley, Alton Ray Henley and Harold Clifton Henley, these

being the only children born to or adopted by her during her life time, and she, by the terms of her Last Will and Testament devised and bequeath the said property to her children and her husband, Ezra U. Duncan who had a valid right to dissent from the said Last Will and Testament and to receive a 1/3 ownership in said property, together with the said children, died on December 24, 1984, survived by Harold T. Duncan, Ezra U. Duncan, Jr. and John C. Duncan, these being the only children born to Ezra U. Duncan during his life time, his only heirs-at-law, and his only devisees and legatees under his Last Will and Testament.

The said Thomas E. Henley, Alton Ray Henley, Howard Clifton Henley, Harold T. Duncan, Ezra U. Duncan, Jr. and John C. Duncan all join in this conveyance to convey their respective right, title and interest in and to the property hereinabove described and they represent and warranty that there are no other persons, corporations or associations or other entities who might have an interest, legal or equitable, in the above described property.

And Bobbie T. Henley, wife of Thomas E. Henley, Wanda Henley, wife of Alton Ray Henley, and Dorothy Duncan, wife of John C. Duncan, join in this conveyance to convey any and all right, title or interest which they may have in and to the said property, marital or otherwise.

Howard Clifton Henley, Harold T. Duncan and Ezra U. Duncan represent and warrant they are unmarried.

Howard Clifton Henley and Howard C. Henley being one and the same person.

Wanda Henley and Wanda L. Henley being one and the same person.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And, the GRANTORS, do covenant with the said GRANTEE, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except 1985 State and County taxes, prorated and assumed by the Grantee, and that which appears of record.

And, the GRANTORS, do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date acknowledged below.

Thomas E. Henley
THOMAS E. HENLEY
individually and as Executor
of the estate of Jimmie M.
Henley Duncan, deceased

Bobbie T. Henley
BOBBIE T. HENLEY

Alton Ray Henley
ALTON RAY HENLEY

Wanda L. Henley
WANDA HENLEY

Howard Clifton Henley
HOWARD CLIFTON HENLEY

Ezra U. Duncan Jr.
EZRA U. DUNCAN, JR.

Harold T. Duncan
HAROLD T. DUNCAN
individually and as Executor
of the estate of Ezra U.
Duncan, deceased

John C. Duncan
JOHN C. DUNCAN

Dorothy Duncan
DOROTHY DUNCAN

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 THOMAS E. HENLEY and wife, BOBBIE T. HENLEY, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 31 day of March, 1985.

Billy Joe Seals
NOTARY PUBLIC

My Commission Expires: 7/27/86

BILLY JOE SEALS * NOTARY PUBLIC AT LARGE * STATE OF TENNESSEE

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 ALTON RAY HENLEY and wife, WANDA HENLEY, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 31 day of March, 1985.

Billy Joe Seals
NOTARY PUBLIC

My Commission Expires: 7/27/86

BILLY JOE SEALS * NOTARY PUBLIC AT LARGE * STATE OF TENNESSEE

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 HOWARD CLIFTON HENLEY, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 31 day of March, 1985.

Billy Joe Seals
NOTARY PUBLIC

My Commission Expires: 7/27/86

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 HAROLD T. DUNCAN, unmarried, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 31st day of March, 1985.

Pamela J. Daniel
NOTARY PUBLIC

My Commission Expires: My Commission Expires JULY 18, 1987

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 EZRA U. DUNCAN, JR., unmarried, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 31st day of March, 1985.

Pamela J. Daniel
NOTARY PUBLIC

My Commission Expires: My Commission Expires JULY 18, 1987

STATE OF TENNESSEE)
COUNTY OF Coffee)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN C. DUNCAN and wife, DOROTHY DUNCAN, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 25 day of March, 1985.

Veronica Christian Ramm
NOTARY PUBLIC

My Commission Expires: 1-5-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $26,000.00.

Betty Jo Adams
Affiant

Sworn to and subscribed before me, this the 3rd day of April, 1985.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4-19-88

1945 20
IDENTIF. T REFERENCE
APR 5 9 22 AM '85
FELIX ... REGISTER
DAVIDSON COUNTY, TN
RUSH MAIL CORP.
317

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

RECEIVED OF _____

FOR _____

BOOK 6527 PAGE 426

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
			26000.00-	CAMT,
			67.60	CSTAX
			.50	PRFEE
			15.00	WDEED
				CHECK 83.10-
			5417A04/05/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 4 5 2 0

IDENTIF. T REFERENCE

APR 5 9 22 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 122426