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16545

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$53,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 19 85.

Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, ATTORNEYS, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JERRY DUNCAN (NAME)	Capitol Mortgage Corporation (NAME)	MAP 46-0
Route #3 Bull Run Road (STREET ADDRESS OR ROUTE NUMBER)	1100 Kermit Drive, Suite 206 (STREET ADDRESS)	PAR 24 & 25
Ashland City, Tn 37075 (CITY) (STATE) (P. O. ZIP)	Nashville TN 37217 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LARRY G. LEE and wife Dottie Lee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY A. DUNCAN and wife, CAROL DUNCAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT.

LEGAL DESCRIPTION

LAND in Davidson County, Tn, described in Book 5534, page 658, said Register's Office and by a survey of John Kohl dated 7-29-85 as follows:

BEGINNING at a point in the center line of Bull Run Rd at the southwest corner of the Robertson tract (Book 1874, page 309, R.O.D.C); thence, northerly, with the Robertson line 495 ft, more or less, to a point; thence, N 87 1/2 ° W 661 ft. to a point; thence,S 2 1/2° W 212 ft. to a point; thence, S 28°E 170ft. to a point in the center line of Bull Run Road; thence, following said center line according to the following calls:

N 64° E 77.6ft.; N 70° E 46ft.; N 85° E 100Ft.; S 83° E 100ft.; S 80° E 150 ft.; S78°45' E 340 ft. to the point of beginning.

Dottie Lee wife of Larry G. Lee joins in this Deed of Trust only for the purposes of encumbering such marital rights if any that she may have in and to said property. The said Dottie Lee having no personal liability in connection with the loan to which reference is made herein.

This is ( ) unimproved ( ) improved property, known as Route #3 Bull Run Road, Ashland City, Tn 37075
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 their hands this 26th day of July, 19 85

LARRY G. LEE

Dottie Lee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY G. LEE and wife Dottie Lee

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 Nashville, Tennessee, this 26th day of July, 19 85

Commission expires 1-10-89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he / they) as such and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such, and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of, 19

My commission expires

Notary Public

WARRANTY DEED

FROM

LARRY G. LEE

TO

JERRY DUNCAN

CAROL DUNCAN

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

IDENTIFICATION REFERENCE

AUG 13 10 28 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

28111

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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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

53900.CO- CAMT.
140.14 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 146.64-
6903A08/13/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28111

IDENTIFI REFERENCE

Aug 13 10 28 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 162872