Installment Deed

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
Fred J. Duke Et Ux
Gloria J. Duke

TO
Jim McDonald Et Ux
Carolyn McDonald

For draftsman's use

Return to: V
PREPARED BY: BOOK 6882 PAGE 591

Doak & Holland
2740A Old Lebanon Rd.
Nashville, TN 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim McDonald	Same	23/32
7607 Claylick Court	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Whites Creek, TN 37189	(STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

09027

IDENTIFICATION

JUN 10 1 43 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 85,000.00 Carolyn McDonald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June 19 86

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- DOLLARS cash in hand paid by Grantees and other good and valuable considerations, receipt of which is hereby acknowledged, and secured by Deed of Trust being recorded simultaneously herewith.

FRED J. DUKE and wife, GLORIA J. DUKE, GRANTORS

have bargained and sold, and by these presents do transfer and convey unto the said

JIM MCDONALD and wife, CAROLYN MCDONALD, Grantees

their heirs and assigns, a certain tract or parcel of land in Davidson County State of Tennessee described as follows, to wit:

DESCRIPTION ATTACHED AND MADE A PART OF THIS DEED BY REFERENCE.

Being the same property conveyed to Fred J. Duke and wife, Gloria J. Duke by deed from Oliver H. Dale and wife, Claudine M. Dale of record in Book 4644, Page 254, Register's Office for Said Co.

This conveyance includes water, tap, water meter and water line which had been retained by vendor in deed from Fred J. Duke and wife, Gloria J. Duke to Jim McDonald and wife, which deed was dated October 1, 1981 but a reconstructed copy thereof being first placed of record simultaneously herewith.

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WD-2

This is (X) unimproved ( ) improved (X) property, known as 7607 Claylick Court, Nashville, TN 37218
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

And we, Grantors 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.

Witness our hands this 10th day of June, 19 86

Gloria J. Duke
FRED J. DUKE

GLORIA J. DUKE Gloria J. Duke

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 Fred J. Duke and wife, Gloria J. Duke

the bargainor s with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 10th day of June, 19 86

Notary Public.

Commission expires 5/13/89

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 .

Land in the 11th Metropolitan Councilmanic District (formerly 10th Civil District) in Nashville, Davidson County, Tennessee.

TRACT NO. I: BEGINNING at a mossy rock at top of hill, the northwest corner of Hill lot, a dogwood, three hickories, and beech pointers; thence south 2° west 33 1/2 poles to a stake; 3 1/2 poles above a marked rock ledge on the side of a hill, a white walnut pointer; thence north 86 1/2° west 58.04 poles to a stone in an old fence row; thence north 34 1/3° east 99.32 poles to a stake and pointer in old line; thence east with said line 10.79 poles to the beginning, containing 19.65 acres, more or less.

INCLUDED in the above description, but EXCLUDED therefrom, is a tract of land taken by the State of Tennessee on June 14, 1971, by condemnation order of record in Minute Book 94-A, page 41, Third Circuit Court for Davidson County, Tennessee, and described as follows, to wit: BEGINNING at a point in the center of Clay Lick Road, said point being Alvin C. Gillem's northwest corner; thence with Gillem's west boundary line southwardly 470', more or less, to a point which is 75' southwest of the center of a proposed frontage road; thence north 62° 54' 59" west 370 feet, more or less, thence north 53° 27' 15" west 152.07 feet to a point which is 50' southwest of said frontage road; thence north 62° 54' 59"west 230 feet, more or less, to W. W. McCarley's southeast boundary line; thence with said boundary line north 38° 55' west 466 feet, more or less, to a point in the center of Clay Lick Road; thence with said road southeastwardly 493', more or less, to the point of beginning and containing 6.55 acres.

ALSO included in the above description, but excluded therefrom is the following described land: Beginning at a point in the northerly margin of Clay Lick Road at the southwest corner of the tract of land conveyed to Jack C. Hand and wife by deed from Elsie Lee Hicks, of record in Book 1340, page 382, said Register's Office, being M. G. McCarley's southeast corner; thence along McCarley's easterly line, north 36° east 600 feet to a post in Hamer's line; thence along Hamer's line south 87° 40' east 140 feet to a post and continuing with Hamer's line, south 6° 20' west 415 feet to a post, being at the northeast corner of a tract of 1.45 acres; thence with the north line of said 1.45 acre tract, north 57° 40' west 153 feet to a stake at the northwest corner of said 1.45 acre tract, and continuing with the west line of the same, south 32° 20' west 280 feet to a stake in the north margin of Clay Lick Road; thence with the margin of same, north 57° 40' west 197.5 feet to the beginning.

ALSO included in the above description, but excluded therefrom, is the following described land: About 1.45 acres, more or less, described as follows: Beginning on the northerly margin of Clay Lick Road at the southeast corner of the property conveyed to Jack C. Hand and wife by deed from Elsie Lee Hicks, of record in Book 1340, page 382, Register's Office for said County; thence with Hand's east line; north 32° 20' east 280 feet to a stake; thence south 57° 40' east 153 feet to a stake in A. B. Hamer's west line; thence with his west line, south 56° 20' west 315 feet to a post in the north margin of Clay Lick Road; thence with the north margin of said road north 57° 40' west 287 feet to a stake, the point of beginning.

TRACT NO. II: A tract containing 100 acres, more or less, by survey made by Blanchard & Parrish, on June 24, 1939, beginning on the southeast corner of a tract of land now owned by Elmer Melton, which is also the southwest corner of the original tract of land purchased by Mrs. Ethel Love and husband, from Mrs. Annie O. Townes, by deed dated December 20, 1921; running thence north 5° west with said Elmer Melton's line 264 feet to a stake; thence north 1° east with said Melton's line 264 feet to a stake; thence north 6° east 372.9 feet to a stake; still running with said Melton's line; thence north 35° west 242 feet to a stake; thence north 39° west 462 feet to a stake; thence north 2° east 660 feet to a stake; thence north 15° east 92.4 feet to a stake; thence north 5° east 495 feet to a stake; thence north 45° east 283.8 feet to a stake; thence north 67° 30' east 132 feet to a stake; thence north 58° east 66 feet to a stake; thence south 84° 15' east 780.8 feet to an original corner of said Townes tract which is the southeast corner of the tract of land owned by Mrs. Elsie Hicks; thence running generally along the ridge through the original Love farm so as to cut off the tract hereby conveyed on the west side of said Love tract south 3° west 430.8 feet to a stake; thence south 32° 50' east 394 feet to a stake; thence south 15° 50' east 300 feet to a stake; thence south 16° 45' east 500 feet to a stake; thence south 27° 15' east 594 feet to the original southern line of the Love tract; thence south 38° 30' west with the original Love line, 412 feet to a stake; thence south 23° west 77.9 feet to a stake; thence south 18° west 356.4 feet, still running with the original south lines of the Love tract; thence south 40° west 132 feet; thence south 57° west 99 feet; thence south 80° 30' west 263 feet; south 39° 30' west 507.9 feet; north 79° 45' west 474.9 feet to the point of beginning, containing 100 acres, more or less.

BEING part of the same property conveyed to Oliver H. Dale and wife Claudine M. Dale by deed from Nora Mai Parrison (a widow) of record in Book 4807, page 907, Registers Office [illegible] County, Tennessee.

[illegible] ct to a permanent drainage easement at the I-24 boundary, [illegible] being further described in Petition for Condemnation, [illegible] et al., Circuit Court for Davidson County, Tennessee,

Included in the foregoing description but excluded from this conveyance is the following described parcel:

LAND in the 11th Metropolitan Councilmanic District (formerly 10th Civil District) in Nashville, Davidson County, Tennessee.

BEGINNING at the intersection of the Alvin C. Gillem property line and the right-of-way of the 50 foot access road which runs parallel to Interstate Highway 24; thence with said access road right-of-way northerly to a cyclone corner post approximately 728 feet; thence westerly holding 3 feet south of a private road to a drainage ditch approximately 380 feet; thence along said drainage ditch to a culvert; thence from said culvert and parallel to Interstate Highway 24 to a cyclone corner fence post in Gillem's east property line; thence along Gillem's property line to the 50 foot access road, being the point of beginning.

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

85000.00- CONT.
221.00 CSTAX
.50 PRFE
12.00 WDE D
CHECK 23 .50-
3787A06/10/86 3AL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09027.

IDENTIFICATION REFERENCE

JUN 10 1 43 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 257404