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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,750.00

Felicia Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September 1986.

Notary Public

MY COMMISSION EXPIRES: 2/11/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Escrow Company, 699 W. Main St., P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: OWNER MORTGAGEE ADDRESS:	MAP-PARCEL NUMBERS
CHARLES V. DUNCAN (NAME)	H. EUGENE MARTIN (NAME)	Lot 3 14D 52081
417 Beacon Hill Road (STREET ADDRESS OR ROUTE NUMBER)	4700 White's Creek Pike (STREET ADDRESS)	Lot 4 14D 52087
Mt. Juliet, TN 37122 (CITY) (STATE) (P. O. ZIP)	White's Creek, TN 37189 (CITY) (STATE) (ZIP)	Lot 5 14D 52080

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, H. EUGENE MARTIN and wife, VIRGINIA C. MARTIN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES V. DUNCAN and wife, FELICIA 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:

LAND in the 14th Civil District of Davidson County, Tennessee, being Lots Nos. 3, 4, and 5, on the Plan of Section 2 - H. Eugene Martin Land as of record in Book 5200, Page 796, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

BEING a part of the same property conveyed to the within named Grantors by deed of record in Book 4546, Page 303, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements of record and to all matters as set forth in said recorded Plan.

3 9 9 9 1

IDENTIFICATION REFERENCE

SEP 9 8 48 AM '86

REGISTER
DAVIDSON COUNTY, TN

This is unimproved (X) improved ( ) property, known as Lots Nos. 3, 4, and 5, H. Eugene Martin Land - Section 2
(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 our hands this 4th day of September, 1986

H. EUGENE MARTIN: H. Eugene Martin

VIRGINIA C. MARTIN: Virginia C. Martin

A-101

STATE OF TENNESSEE }
COUNTY OF SUMNER }

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Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named H. EUGENE MARTIN and wife, VIRGINIA C. MARTIN,

the bargainors, 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 Hendersonville, Tennessee, this 4th day of September 1986

Commission expires 2/11/87

Notary Public

STATE OF TENNESSEE }

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

H. EUGENE MARTIN et ux

TO

CHARLES V. DUNCAN et ux

REGISTER, PLEASE RETURN TO:

American Escrow Company
P.O. Box 1733
Hendersonville, TN 37077

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
			78750.00- CAMT.	
			220.36 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 226.86-	
9558A09/09/86			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39991

IDENTIFICATION REFERENCE

SEP 9 8 48 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 292429