FORM NO. WD-1

MORTGAGEE: Ralph D. Beeler, et ux,
Linda K. Beeler

STATE OF TENNESSEE }
COUNTY OF SUMNER }

The Actual Consideration or Value, Whichever is Greater,
For This Transfer is $ 28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
X DAY OF October, 1986.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM W. WEEMS, ATTORNEY, 104 HAZEL PATH, HENDERSONVILLE, TENNESSEE 37075
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLIFTON E. DUNCAN (NAME)	SAME (NAME)	Map 6
90 Christi Point 2631 Nolensville Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 94
Nashville Tn 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 10D 18840

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, RALPH DENFER BEELER AND WIFE, LINDA K. BEELER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLIFTON E. DUNCAN, unmarried,

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:

A tract of land in the Second (formerly Tenth) Civil District of Davidson County, Tennessee, being Tract 2 of the Will J. Wilson Property as recorded in Deed Book 1629, page 295, Register's Office for Davidson County, Tennessee (being Parcels 35, 36 and 37, Property Map 11) and being- more particularly described as follows:

BEGINNING at an iron pin in the southerly right-of-way of New Baker Road and the southeasterly corner of said Tract 2; said iron pin being 1579.39 feet in a northerly direction, as measured along the southerly margin of New Baker Road, from an iron pin on said margin between Wilson and T. B. Webb (see Book 2050, page 389); thence South 61 deg. 10' 15" West a distance of 2035.13' to an iron pin; thence North 46 deg. 47' 20" West a distance of 225.00 feet to an iron pin; thence North 61 deg. 10' 15" East a distance of 2035.13' to an i ron pin on the southerly margin of New Baker Road; thence South 46 deg. 47' 20" East a distance of 225.00 feet to the point of beginning and containing 10.0 acres.

BEING the same property conveyed to Ralph Denfer Beeler and wife, Linda K. Beeler, by deed from Alma G. Wilson, unmarried, of record in Book 5316, page 927, Register's Office for Davidson County, Tennessee.

Taxes for 1986 have been prorated and assumed by Grantee.

This is unimproved (X) improved ( ) property, known as 10 acres, Baker Station Road, Davidson County, Tennessee.
(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, 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 hand s this 7th day of October, 1986.
the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ralph D. Beeler

Linda K. Beeler

STATE OF TENNESSEE
COUNTY OF SUMNER

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named RALPH DENFER BEELER AND WIFE, LINDA K. BEELER,

the bargainor, 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 7th day of October, 1986.

My commission expires 12/12/88 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be of the , the within named bargainor, a corporation, and that as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

53152

IDENTIFICATION REFERENCE

Oct 15 2 34 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

RALPH DENFER BEELER, ET UX,

TO

LINDA K. BEELER

CLIFTON E. DUNCAN

CHEROKEE LAND TITLES, INC.
699 WEST MAIN STREET
P. O. BOX 676
HENDERSONVILLE, TENNESSEE 37075

Prepared By
WILLIAM W. WEEMS, ATTORNEY
699 West Main, Hendersonville, Tennessee 37075

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

280[illegible].00- CONT.
WD 78.40- CSTAX
.50 PRFEE
6.00 MORTG
4567A10/15/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78.40 CSTAX 8490
CHECK
4560A10/15/86 BAL .0.

53152

IDENTIFICATION REFERENCE

Oct 15 2 34 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 00799