ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Kenneth T. Duncan (NAME)	same (NAME)	
1103 Bell Grimes Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	72-6-296.1
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7011 PAGE 465

For and in consideration of the sum of Forty-nine Thousand, and no/100ths----------($49,000.00)---------- DOLLARS the receipt of which is hereby acknowledged,

MRS. HORACE ESTES, MIKE WARD, JR., and PATRICK WARD,

have bargained and sold, and by these presents do transfer and convey unto the said KENNETH T. DUNCAN and wife, MARGARET DUNCAN,

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

SEE EXHIBIT "A" ATTACHED
HERETO AND MADE A PART
HEREOF BY REFERENCE.

5 3 5 7 0

IDENTIFICATION

OCT 16 1 01 PM '86

unimproved ( )
This is improved ( ) property, known as _____ (House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 13th day of October, 19 86.

Mrs Horace Estes — Mike Ward Jr.

MRS. HORACE ESTES — MIKE WARD, JR.

Patrick Ward

PATRICK WARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devereaux D. Cannon, Jr., a Notary Public in and for said County and State, the within named MRS. HORACE ESTES, MIKE WARD, JR., and PATRICK WARD,

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 14th day of October, 1986.

My commission expires 17 May, 1987 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, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 49,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 14th day of October, 19 86.

My commission expires 17 May, 1987 Notary Public

This instrument was prepared by:

Devereaux D. Cannon, Jr., Attorney, 344 4th Avenue North, Nashville, Tennessee 37219

Name Address

G# 269952
WARRANTY DEED

FROM
Mrs. Horace Estes, Mike Ward, Jr.
and Patrick Ward
TO
Kenneth T. Duncan

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

EXHIBIT 'A'

A tract of land near the City of Nashville, County of Davidson, State of Tennessee, being a part of Lots 1 and 2 in the plan of lots of Inglewood Place as recorded in Book 332, page 101, in the Register's Office of Davidson County and being more particularly described as follows:

Beginning at the point of intersection of the southwest line of Kirkland Avenue and the southeast line of Gallatin Pike, said point also being in the northwest corner of said Lot One (1); thence southeastwardly along said southwest line of Kirkland Avenue a distance of one hundred eighty-nine and seventy eight hundredths (189.78) feet to a point in the northeast corner of said Lot Two (2); thence southwestwardly along the lot line between Lots Two (2) and Three (3) forming an interior angle of 88deg 54min 20sec a distance of two hundred thirty-one and ninety-two hundredths (231.92) feet to a point; thence northwestwardly forming an interior angle of 80deg 27min 40sec a distance of twenty-seven (27) feet to a point; thence northwardly forming an interior angle of 138deg 38min 40sec a distance of two hundred fifty-six and five hundredths (256.05) feet to a point in said southeast line of Gallatin Pike; thence northeastwardly along said southeast line of Gallatin Pike forming an interior angle of 145deg 01min a distance of twenty-five and three hundredths (25.03) feet to the point of beginning, containing twenty-six thousand four hundred forty-three (26,443) square feet.

Said property was devised to Mrs. Horace Estes, Mike Ward, Jr. and Patrick Ward by will of Virginia Seitz Ward, of record in Will Book 103, page 504, County Court of Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7011 PAGE 468

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

490 . 0- [illegible]
137.5[illegible] [illegible]
.5J [illegible]
9.[illegible] [illegible]
[illegible] 146.7J-
[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53570

IDENTIFICATION

Oct 16 1 01 PM '86

No.01265