file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Charles R. Oertley
795 Belton Drive
Nashville, Tennessee 37205

MORTGAGEE:
none

MAP-PARCEL NUMBERS:
115-03-116
8DZ-53790

WARRANTY DEED BOOK 7028 PAGE 740

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

~~Joseph Frank Duncan, Jr. and wife, Debra N. Duncan and Angelia Duncan~~
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ~~Charles R. Oertley and wife, Karen O. Oertley~~
hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the plan of Resubdivision of Lot 360, Brook Meade, Section IX, of record in Book 5060, page 46, Register's Office for said County.

SAID Lot No. 2 fronts 100 feet on the southerly margin of Belton Drive and extends back 730.92 feet on the broken easterly line and 656.82 feet on the broken westerly line to a dead line in the rear, measuring 110.3 feet thereon.

Being the same property conveyed to Joseph Frank Duncan, Jr. by Quitclaim Deed from Joe Frank Duncan and wife, Angelia Duncan of record in Book 5096, page 612, said Register's Office. Joseph Frank Duncan, Jr. and wife, Debra N. Duncan conveyed a 1/2 undivided interest to Angelia Duncan by Quitclaim Deed of record in Book 6315, page 792; Angelia Duncan later conveyed her interest back to Joseph Frank Duncan, Jr. and wife, Debra N. Duncan, by Quitclaim Deed of record in Book 6814, page 956; Joseph Frank Duncan, Jr. and wife, Debra N. Duncan then conveyed a 1/2 undivided interest back to Angelia Duncan by Quitclaim Deed of record in Book 6884, page 353, all in said Register's Office.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as 801-A Belton Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of October, 1986.

Debra N. Duncan

Joseph Frank Duncan, Jr.

Angelia Duncan

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of October, 1986, before me personally appeared ~~Joseph~~ Frank Duncan, Jr. and wife, Debra N. Duncan and Angelia Duncan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7028 PAGE 741

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 155,000.00.

Charles R. Oertley
Affiant

Subscribed and sworn to before me, this the 31st day of October, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:

Joseph Frank Duncan, Jr. and wife, Debra N. Duncan and Angelia Duncan

to:

Charles R. Oertley and wife, Karen O. Oertley

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
NOV 3 | 58 PM '86

IDENTIFY REFERENCE

59369

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-25813

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7028 PAGE 742

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
			1550[illegible].00- CONT.	
			434.00 COTAX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	440.50-
			161[illegible]/03/86 BAL	.0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 9 3 8 0

IDENTIFICATION REFERENCE

Nov 3 1 56 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No.07694