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Address New Owner as Follows:	Send tax bills to:	Map & Parcel
David A. Duncan 202 Rising Sun Lane Old Hickory, Tn 37138	SAME	Map 150-9 Parcel 63 2D-74354

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, Bart R. Comiskey and wife, Carol M. Comiskey hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said David A. Duncan, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 47A, Zone Lot Division of Lot Nos. 1, 2, 3, 4, 5, 6, 7, 8, 45, 46 and 47, on the Plan of Cherry Hills, Section II-A, of record in Plat Book 6250, page 233, amending Plat Book 5200, page 730, and Plat Book 6250, page 133, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Bart Comiskey and wife, Carol M. Comiskey, by deed from Arthur C. Flatt and wife, Lana M. Flatt, of record in Book 6813, page 939, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 5200, page 730, as amended in Book 6250, page 133, and as amended in Book 6250, page 233, said Register's Office; and Restrictive Covenants of record in Book 6436, page 644, said Register's Office.

Bart Comiskey and Bart R. Comiskey are one and the same person.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said David A. Duncan, his heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate 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 on this the 6th day of November, 1986.

Bart R. Comiskey

Bart R. Comiskey

Carol M. Comiskey

Carol M. Comiskey

6 1 8 4 9

IDENTIFICATION REFERENCE

NOV 10 1 35 PM '86

FELIX A. MILLER REGISTER
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bart R. Comiskey and wife, Carol M. Comiskey, the within named bargainors, with whom I am personally aquainted, (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 on this the 6th day of November, 1986.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $46,000.00.

David A. Duncan
Affiant

Subscribed and sworn to before me this the 6th day of November, 1986.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service
9000 East Church Street
Brentwood, TN 37209

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

460[illegible].00- CAPIT.
128.[illegible]0 COTAX
.50 PRFEE
6.00 WDE.D
CHECK 135.30-
[illegible]/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 8 4 9

IDENTIFI REFERENCE

Nov 10 1 35 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 10432