Prepared by Harris A. Gilbert, Attorney,
13th Floor, Third National Bank Building, Nashville, Tennessee 37219.

WARRANTY DEED

(CORPORATE FORM)

BOOK 7085 PAGE 593

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cordell G. Duncan, et ux	SAME	64-12A
(NAME)	(NAME)	
620 Weatherbeaten Place		620
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tennessee 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of

Ninety Two Thousand Nine Hundred and no/100 ($92,900.00)---------- Dollars,

Paid by Cordell G. Duncan and wife, Margaret T. Duncan,

receipt and sufficiency of which is hereby acknowledged,

FOX RUN COMPANY, INC.,
a Tennessee Corporation, has bargained and sold, and does hereby transfer and convey unto the said

Cordell G. Duncan and wife, Margaret T. Duncan, their ~~successor~~, heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 620, of Fox Run Condominiums, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as of record in Book 6250, page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

BEING part of the property conveyed to FOX RUN COMPANY, INC., by deed from Harris A. Gilbert, Trustee and Norman W. Ginsberg, Trustee, of record in Book 6075, page 159, Register's Office for Davidson County, Tennessee and rerecorded in Book 6081, page 541, said Register's Office. Said deeds being corrected by Quitclaim Deed of Correction of record in Book 6173, page 508, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $92,900.00

Subscribed and sworn to before me, this the 12th day of December 19 86

Affiant

My commission expires: 1-18-87
(Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 620 Weatherbeaten Place, Hermitage, TN 37076
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Cordell G. Duncan and wife, Margaret T. Duncan, their (successors),

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered. SEE RESTRICTIONS ON REVERSE.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Cordell G. Duncan and wife, Margaret T. Duncan, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness MY hand this 12th day of December, 1986, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

FOX RUN COMPANY, INC.

BY: HARRIS A. GILBERT, SECRETARY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* HARRIS A. GILBERT, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* SECRETARY *of the* FOX RUN COMPANY, INC., *the within named bargainor, a corporation, and that* he *as such* SECRETARY *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* SECRETARY.

Witness my hand and seal, at office in NASHVILLE, TENNESSEE, *this* 12th *day of* December, *19* 86.

Notary Public

Commission expires 1-18-87

Conveyance of such property is made expressly subject to the following: (1) The Plan of record in Book 6250, page 118, said Register's Office, shows an Owner's Certificate, and certain easements and set-back lines; (2) The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed as of record in Book 5535, page 713, Register's Office for Davidson County, Tennessee; and as corrected by Deed of Correction of record in Book 5895, page 516, said Register's Office, and Second Deed of Correction of record in Book 5936, page 301, said Register's Office, and amended by Deed of Amendment to Master Deed of record in Book 6370, page 817, said Register's Office. (3) Taxes for the current year which have been pro-rated and the payment of which has been assumed by the grantee.

WARRANTY DEED

FROM

FOX RUN COMPANY, INC.

TO

CORDELL G. DUNCAN AND WIFE, MARGARET T. DUNCAN

77658

IDENTIFICATION REFERENCE

Dec 30 1 31 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7085 PAGE 601

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.6 5 8

IDENTIFICATION REFERENCE

Dec 30 1 31 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28010