THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

BOOK 7483 PAGE 3

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe F. Duncan, Jr. (NAME)	Joe F. Duncan, Jr. (NAME)	MAP 126-0
9097 Old Charlotte Road (STREET ADDRESS OR ROUTE NUMBER)	9097 Old Charlotte Road (STREET ADDRESS)	PARCEL 32
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	09D 14020

FOR AND IN CONSIDERATION of the sum of SIXTY FIVE THOUSAND AND 00/100---------- *Dollars,*

James L. Palmore and Minnie A. Travis and Mildred E. Mixson

have this day bargained and sold, and do hereby transfer and convey unto the said Joe F. Duncan, Jr. and wife, Angie Renee Duncan *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows*

LAND in the 9th Civil District of Davidson County, Tennessee, being described as follows:

BEGINNING at a point in the center of Old Charlotte Pike at the northwest corner of the tract herein conveyed and the southwest corner of the Miller property; thence North 86 deg. 40 min. West with Miller's line, 645.0 feet to the Edna Cross land; thence with Edna Cross line North 30 deg. 15 min. East, 268.0 feet to the corner of Tracts No. 3 and 4; thence with the dividing line between said two tracts, South 83 deg. East 646.5 feet to the center of Old Charlotte Pike; thence with the center of said Pike, North 3 deg. West 225.0 feet to the BEGINNING.

BEING the same property conveyed to Murray F. Palmore by deed from Minnie Palmore Travis, Nannie Sue Palmore Ewing, Mildred Palmore Mixson, W. J. Palmore and James L. Palmore, of record in Book 3247, page 45, Register's Office for Davidson County, Tennessee; his wife, Eva Mae Gillespie Palmore, having predeceased him; the said Murray F. Palmore having since died leaving his heirs at law, James L. Palmore, Minnie A. Travis and Mildred E. Mixson as vested owners of said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me this the 29th *day of* February *19* 88

My commission expires: November 12, 1990 *(Affix Seal)*

Affiant Joe F. Duncan, Jr.

Tammy K. Holley *Notary Public*

NOTARY PUBLIC TENNESSEE LARGE

unimproved ( )
This is improved (X) property, known as 9097 Old Charlotte Road, Nashville, Tennessee 37209
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 29th *day of* February *19* 88 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James L. Palmore

James L. Palmore

Minnie A. Travis

Minnie A. Travis

Mildred E. Mixson

Mildred E. Mixson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Tammy K. Holley, *a Notary Public in and for said County and State* James L. Palmore and Minnie A. Travis and Mildred E. Mixson

the within named bargainor s, *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, *Tennessee, this* 29th *day of* February, *19* 88.

Tammy K. Holley *Notary Public*
Tammy K. Holley

Commission Expires November 12, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

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

_____ *Notary Public*

Commission expires _____

2481 03/03 0101 03CHECK 188.50

D 0 9 7 2 4

IDENTIFICATION REFERENCE

MAR 3 12 39 PM '88

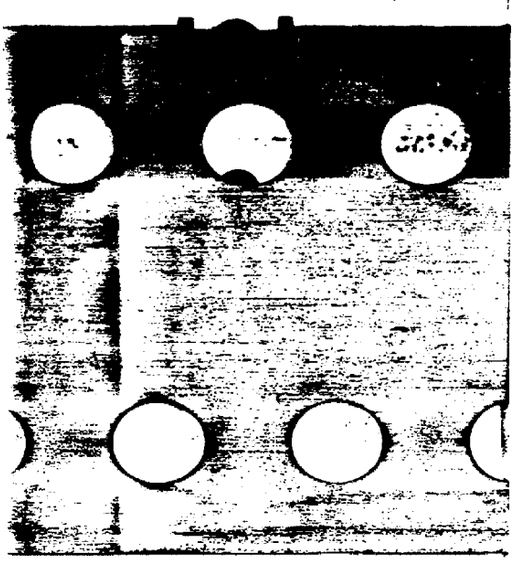
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

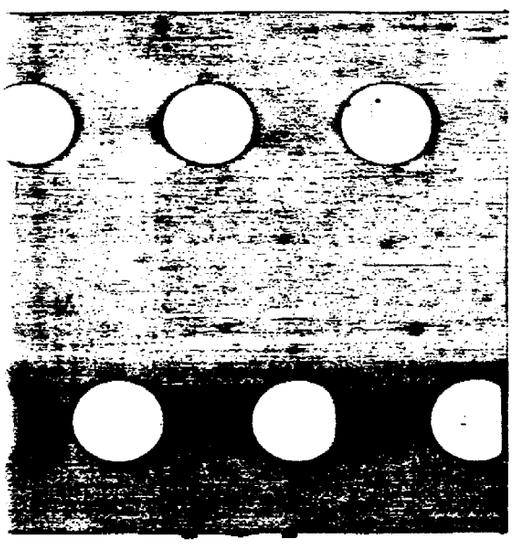
WARRANTY DEED

FROM

~~James L. Palmore and Minnie A.~~
Travis and Mildred E. Mixson

~~Joe F. Duncan, Jr. and wife,~~
Angie Renee Duncan





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7483 PAGE 5

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	65000.00
CON TX	182.00
PRFEE	0.50
WDEED	6.00
TOTAL	188.50
CHECK	188.50

03/03/88 01 12:42 0001 2481

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

D 0 9 7 2 4

IDENTIFICATION REFERENCE

MAR 3 12 39 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 67174