Prepared by:
THE LAW OFFICE OF
GEORGE H. THOMPSON, III
112 Stahlman Building
Nashville, Tennessee 37201

BOOK 7496 PAGE 527

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP** 110
Joe F. Duncan, Sr.	Same	Parcel 79
3575 Earhart Road		4D 16070
Hermitage, TN 37076		

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF **THIRTY FIVE THOUSAND ($35,000.00) DOLLARS, HENRY MILLER** and wife, **MARILYN MILLER**, GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said **JOE F. DUNCAN, SR.**, GRANTEE herein, his heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County Tennessee, described as follows:

TRACT I: Beginning at a stake, Catherine and Caroline Castleman's northwest corner, and running thence with their west line south 3 1/2 deg., west 40.6 poles to a stake in the center of road, J. Sullivan's northeast corner; thence with his north line north 86 1/2 deg., west 25.45 poles to a stake in Flanningan's southeast corner; thence with his east line north 1 deg., east 40.24 poles to a stake L.L. Barnes, southwest corner; thence with the south line south 89 deg., east 27.8 poles to the point of beginning, containing 6.7 acres, more or less.

TRACT II: Situated in the 4th Civil District of Davidson County, Tennessee, now a part of the General Services District of the Metropolitan Government of Nashville and Davidson County, Tennessee, bounded and described as follows:

Beginning at a point in the center of Alvin Sperry Road, the common corner of W.J. Edwards, James H. Bright and Gertrude Castleman Jenkins and Marie Jenkins Smith; thence in a northeasterly direction with the center of Alvin Sperry Road 100 feet to a point in the center of Alvin Sperry Road; thence generally northwesterly to a point in the easterly boundary line of James H. Bright, the westerly boundary line of Gertrude Castleman Jenkins and Marie Jenkins Smith, which point is 132 feet from and north of the point of beginning; thence in a southerly direction with said common

14622

IDENTIFICATION REFERENCE

MAR 22 11 06 AM '88

RUSH

8594 0220 0101 03CHECK 107.50

line between Bright and Jenkins and Smith 132 feet to the point of beginning, containing .15 acres, more or less.

BEING the same property conveyed to Henry Miller and wife, Marilyn Miller, by deed from Lois Trula Bright, of record in Book 6500, Page 207, Register's Office for Davidson County, Tennessee.

This is unimproved property known as North Side of Alvin Sperry Road, East of Earhart Road, Mt. Juliet, Tennessee 37122.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, their heirs and assigns, forever. And GRANTORS do covenant with the said GRANTEE that GRANTORS are lawfully seized an 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 they do further covenant and bind themselves, their heirs, and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 17 day of March, 1988.

Henry F Miller
HENRY MILLER

Marilyn Miller
MARILYN MILLER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HENRY MILLER** and wife, **MARILYN MILLER**, 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, Davidson County, Tennessee, this 17th day of March, 1988.

Monica N Edwards
NOTARY PUBLIC

My Commission Expires: 1/21/90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 7496 PAGE 529

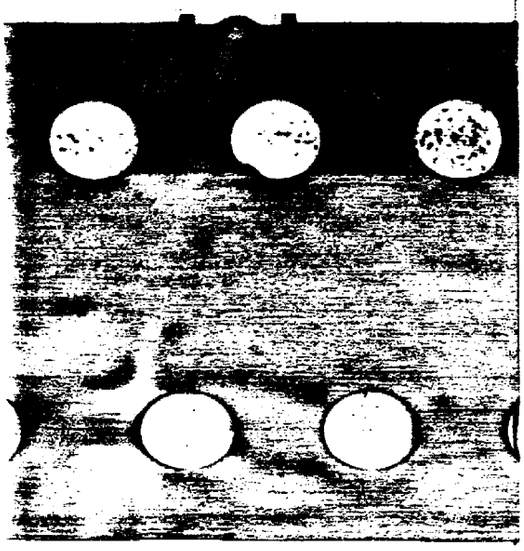
The actual consideration for this transfer or value of property (whichever is greater) is **THIRTY FIVE THOUSAND ($35,000.00) DOLLARS.** This is equal to or greater than the property would bring at a fair and voluntary sale.

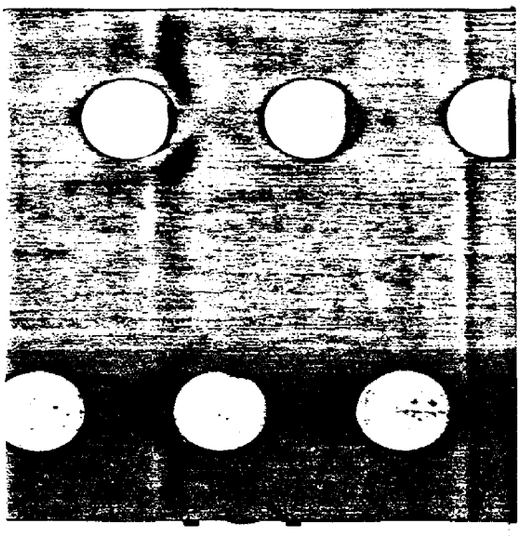
Marilyn Miller Henry F Miller
AFFIANT

SWORN to and **SUBSCRIBED** before me this 17th day of February, 1988.

Patricia D Edwards
NOTARY PUBLIC

My Commission Expires: 1/21/90





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7496 PAGE 530

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 35000.00
CON TX 98.00
PRFEE 0.50
WDEED 9.00
TOTAL 107.50
CHECK 107.50

03/22/88 01 11:11 0001 8294

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14622

IDENTIFICATION REFERENCE

MAR 22 11 06 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 72882