Map 142-15 parcel 14

SEND TAX STATEMENTS TO:
RALPH DUNCAN
RT 2 Box 210A
Decaturville, Tn 38329

BOOK 7773 PAGE 94

This instrument prepared by:
TYLER BERRY, III, ATTORNEY AT LAW
236 Public Square
Franklin, Tennessee 37064
UPON INFORMATION PROVIDED

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SWAP OF EQUAL VALUE RESIDENTIAL PROPERTY, the receipt of which is hereby acknowledged, I, AMY KATHERINE JONES, unmarried, have this day bargained and sold and do hereby transfer and convey unto RALPH DUNCAN and wife, DIANE DUNCAN, their heirs and assigns, that certain tract or parcel of land, lying and being situated in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 95 on the Plan of Harpeth Valley Park, Section 1, as of record in Book 3600, pages 93 and 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 95 fronts 90.3 feet on the northerly side of Harpeth Bend Drive and extends back 190.7 feet on the westerly line and 191.0 feet on the easterly line, to a line in the rear on which it measures 87.5 feet.

Being part of the property conveyed to Hudson & Driver Construction Company, Inc., by deed from Warner Park Estates Company, of record in Book 3877, page 484, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3857, page 858, and to easements, setback lines, conditions of owners's certificate, etc., as shown on plan of record in Book 3600, page 93, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Walter S. Jones and wife, Amy Katherine Jones from Hudson and Driver Construction Company, Inc., by deed of record in Deed Book 4028, page 414, Register's Office of Davidson County, Tennessee.

The interest of Walter S. Jones was divested out of him and into Amy Katherine Jones by Court decree of the Fourth Circuit Court Of Davidson County, Tennessee, case styled Amy Katherine Jones vs. Walter S. Jones, Docket #74894 recorded in Minute Book 93C, page 961 of said Court.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said RALPH DUNCAN and wife, DIANE DUNCAN, their heirs and assigns, forever.

AND I COVENANT with the said RALPH DUNCAN and wife, DIANE DUNCAN, that I am lawfully seized and possessed of said land, in fee simple, have a good right to convey it and that it is unemcumbered, except to restrictive covenants of record in Book 3857, page 858, and to easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 3600, page 93, Register's Office for Davidson County, Tennessee.

AND I FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said property to the said RALPH DUNCAN and wife, DIANE DUNCAN, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, on this the 20th day of January, 1989.

Amy Katherine Jones
AMY KATHERINE JONES

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and for said County and State, the within named AMY KATHERINE JONES, the Bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Franklin, Tennessee this 20th day of January, 1989.

Janice P. Berry
NOTARY PUBLIC

Sept. 28, 1991
MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

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The actual value or consideration, whichever is greater, for this trasfer is $ 93,000.00.

Ralph Duncan
AFFIANT

Sworn to and subscribed before me, on this the 15th day of ~~January~~ Feb., 1989.

~~MY COMMISSION EXPIRES~~:

W Williams
~~NOTARY PUBLIC~~
Deputy Register

09148

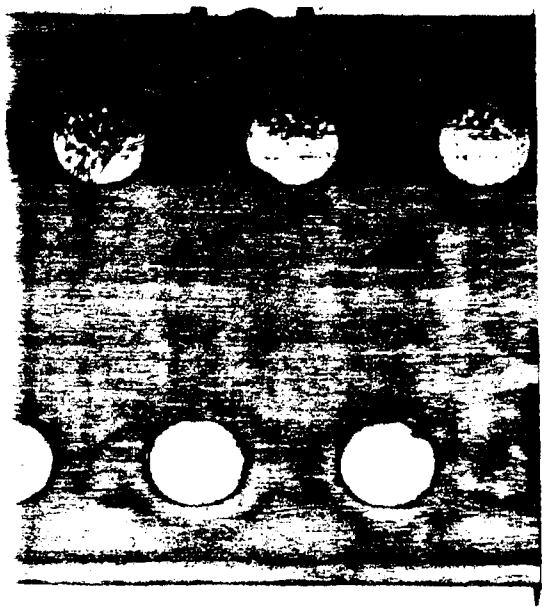
TENNESSEE REFERENCE

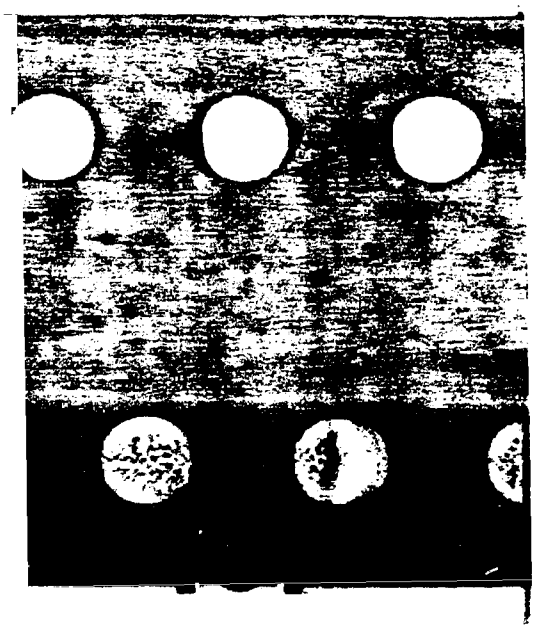
Feb 15 3 36 PM '89

KEITH E. WILSON, REGISTER
WILLIAMSON COUNTY, TN

RUSH

7415 02/15 0101 03CHECK 316.





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 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 93000.00
CON TX 306.90
PRFEE 0.50
WDEED 9.00
TOTAL 316.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK CHECK 316.40

02/15/89 01 15:37 0001 7415

091148

IDENTIFICATION REFERENCE

FEB 15 3 36 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 181680