FILE 47

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 89

Notary Public

MY COMMISSION EXPIRES 5-20-90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary L. Duncan (NAME)	COLLATERAL MORTGAGE, LTD. (NAME)	28-101
5908 Higdon Road (ADDRESS)	1900 Crestwood Boulevard (ADDRESS)	14D 47767
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35210 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Oscar T. Elkins and wife, Wilma J. Elkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary L. Duncan and wife, Darlene C. Duncan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 14th Civil District of Davidson County, Tennessee, and the Second Civil District of Cheatham County, Tennessee, and described as Tract 6, according to a survey by G. Barry Greer & Associates, dated January 12, 1972, revised February 3, 1972, as follows:

Beginning at a point on the northerly side of Higdon Road at its intersection with the common boundary line between tracts 5 and 6, and running thence along said common boundary, N. 06 deg. 55' W. 594.7 feet to a point; thence along the southerly boundary of tract I, S. 48 deg. 35' W. 193.0 feet; and North 69 deg. 00' W. 174.2 feet; thence south 11 deg. 29' W. 215.0 feet to a point; thence S. 35 deg. 40' E. 531.0 feet to a point on said northerly side of Higdon Road; thence along said northerly side of Higdon Road; thence along said northerly side N. 49 deg. 16' E. 145.0 feet to the point of beginning, and containing 3.7 acres, more or less.

BEING the same property conveyed to Oscar T. Elkins and wife, Wilma J. Elkins by deed from James E. Wilson and wife, Karol Wilson of record in Book 5181, Page 86, Register's Office for Davidson County, Tennessee.

6429 04/17 0101 03CHECK 303.17

unimproved ( )
is is improved (X) property, known as 5908 Higdon Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 31st day of March 19 89

Oscar T. Elkins

Oscar T. Elkins

Wilma J. Elkins

Wilma J. Elkins

DCTN01W 12/86 First Data Systems, Inc 1-800-626-5427

BOOK 7818 PAGE 583

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Oscar T. Elkins and wife, Wilma J. Elkins

the 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 Madison, Tennessee, this 31st day of March, 19 89.

Commission expires 5-20-90

Bruce B. Dunbar
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

Page 2 of 2

WARRANTY DEED

FROM

Oscar T. Elkins and wife, Wilma J. Elkins

TO

Gary L. Duncan and wife, Darlene C. Duncan

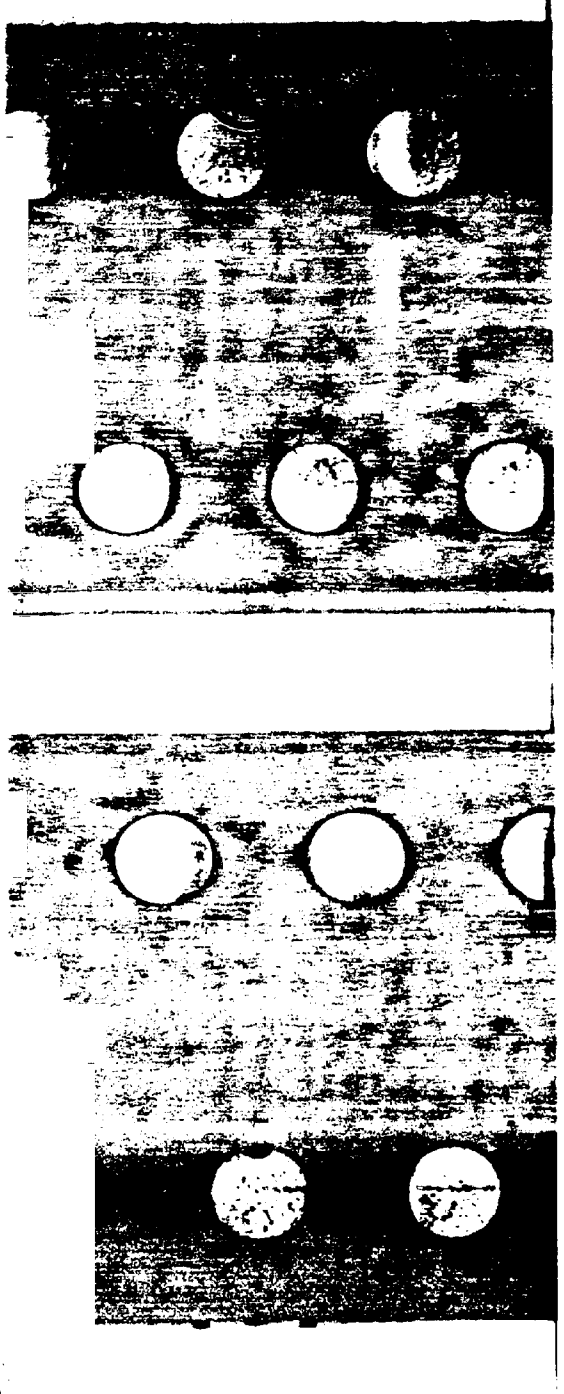
RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

2545

Apr 17 2 19 PM '89

1.16



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7818 PAGE 584

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	89950.00
CON TX	296.67
PRFEE	0.50
WDEED	6.00
TOTAL	303.17
CHECK	303.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/17/89 01 14:20 0001 6429

25453

IDENTIFICATION

APR 17 2 20 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 200808