BOOK 7865 PAGE 695

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

W E Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF June 19 89

Notary Public

MY COMMISSION EXPIRES 5-30-93
(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
Billy R. Carrigan	Same as New Owner	15-40 14D 27800
(NAME) 7621 Ridgewood Road	(NAME)	15-39 14D 27750
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(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, W. E. Duke and wife, Lois H. Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy R. Carrigan and wife, Ida J. Carrigan and Zenarosa C. Salcedo

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 Davidson County, Tennessee, being more particularly described as Exhibit "A" which is attached hereto and made a part hereof as fully as if copied herein verbatim.

BEING part of the same property conveyed to Willie E. Duke and wife, Lois Hazel Duke by deeds of record in Book 2487, page 65 and Book 2485, page 445, Register's Office for Davidson County, Tennessee.
*The said Willie E. Duke being one in the same person as W.E. Duke.
The said Lois Hazel Duke being one in the same person as Lois H. Duke.

4 1 4 3 9

RECEIVED FOR RECORD
JUN 15 1 41 PM '89
FILED & RECORDED
DAVIDSON COUNTY, TENN.

5379 06/15 0101 03CHECK 464.90

Unimproved (X)
This is improved ( ) property, known as 46.76 Acres Morgan 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 5th day of June 19 89

W E Duke
W. E. Duke

Lois H. Duke
Lois H. Duke

BOOK 7865 PAGE 696

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 W. E. Duke and wife, Lois H. Duke

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 5th day of June, 19 89.

Commission expires 5-20-92

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

WARRANTY DEED

FROM

W. E. Duke and wife, Lois H. Duke

TO

Billy R. Carrigan and wife, Ida J. Carrigan and Zenarosa C. Salcedo

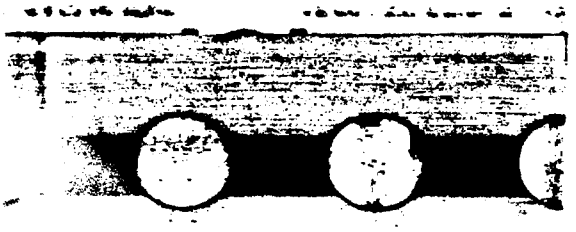
RETURN TO:

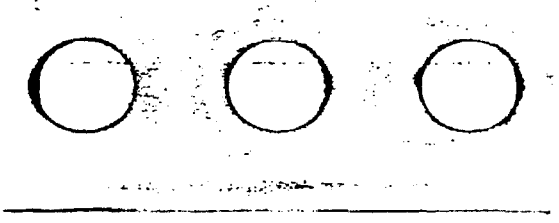
William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

EXHIBIT "A"

A tract or parcel of land located in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee and described according to a survey by R.L. Montoya-Land Surveying (Tenn. R.L.S. No. 697) dated 5-23-89 as follows:

Beginning at an iron pin, set this survey, in the northerly right-of-way margin of Morgan Road; said pin is located 2264 feet more or less, northeast to the intersection of Wilkinson Road and marking a corner common to the Lucian Minton Property of record in Deed Book 4466, Page 666, R.O.D.C., Tennessee and this tract; thence, with said northerly margin, South 66 degrees 59 minutes 00 seconds West, 50.58 feet to an iron pin, set this survey; thence, leaving said northerly right-of-way margin and severing the W.E. Duke Proeprty of record in Deed Book 2485, Page 445 for said county, North 31 degrees 41 minutes 32 seconds West, 569.53 feet to an iron pin, set this survey; thence, South 52 degrees 18 minutes 39 seconds West, 393.25 feet to an iron pin, set this survey, in the north line of Lot 1 of an unrecorded plat of Duke Property-No. 2 by R.L. Montoya-Land Surveying, job number 89-4-37, dated 4-19-89; thence, with said north line and running along the north line of Lot No. 1 on the Plan of Duke Property of record in Plat Book 6200, Page 491, for said county, North 73 degrees 31 minutes 48 seconds West, 216.41 feet to an iron pin, set this survey; thence, with the west line of said Lot No. 1, South 03 degrees 47 minutes 44 seconds West, 148.02 feet to an iron pin, set this survey, in the northeast corner of the John E. Yeargin Property of record in Deed Book 3281, Page 631, for said county; thence, with Yeargin's north line, North 86 degrees 59 minutes 57 seconds West, 296.29 feet to a fence post marking the southeast corner of the Woodrow W. West Property of record in Deed Book 3254, Page 251, for said county; thence, with West's west line, North 03 degrees 00 minutes 03 seconds East, 528.48 feet to a fence post marking the northeast corner to the West Property; thence, with West's north line, North 87 degrees 33 minutes 54 seconds West, 997.5 feet to a witness pin, set this survey in the east bank of Sulfur Creek (also called Spout Spring Branch); thence continuing an additional 20.00 feet to a point in the center of said Creek a total distance of 1017.51 feet; thence, with the meanderings of said Creek, North 16 degrees 14 minutes 11 seconds East 124.15 feet to a point; thence, North 40 degrees 16 minutes 32 seconds West, 238.87 feet to a point; thence, North 40 degrees 33 minutes 45 seconds West, 412.50 feet to a point; thence, North 31 degrees 25 minutes 10 seconds West, 379.50 feet to a point at the intersection of two creeks and the southwest corner of the Daniel M. Bishop Property of record in Deed Book 4257, Page 896, for said county; thence, with Bishop's south line and the south line of the Daniel M. Bishop Property of record in Deed Book 4985, Page 654 for said county, South 85 degrees 05 minutes 26 seconds East, 1419.16 feet to an iron pin, set this survey, in the southwest corner of the Jerry D. Womack Property of record in Deed Book 6403, Page 997, for said county; thence, with Womack's south line and the south line of the Frank V. Hampton Property of record in Deed Book 4132, Page 357 for said county, South 84 degrees 55 minutes 28 seconds East, 748.68 feet to an iron pin, set this survey, in the northwest corner of the said Lucian Minton Property; thence, with Minton's west line, South 16 degrees 11 minutes 32 seconds East, 1026.38 feet to an iron pin, set this survey at a fence post; thence, continuing with Minton's west line, South 31 degrees 41 minutes 32 seconds East, 577.16 feet to the point of beginning, containing 2,036,678 square feet or 46.76 acres more or less.





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

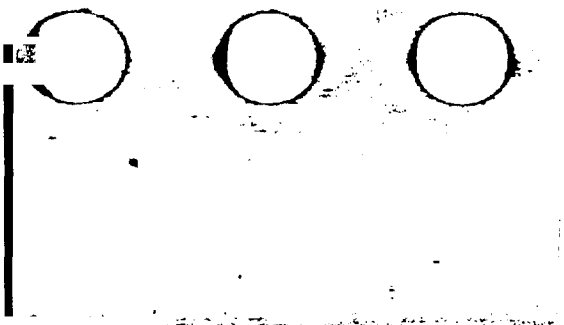
RECEIVED OF _____

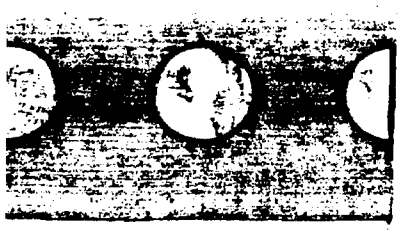
FOR _____

BOOK 7865 PAGE 698

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 138000.00
CON TX 455.40
PRFEE 0.50
WDEED 9.00
TOTAL 464.90
CHECK 464.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/15/89 01 13:43 0001 537

41439

RECEIVED FOR RECORD
JUN 15 1 41 PM '89
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 219701