FORM NO. WD-1

FILE BOX 9

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Joseph Calvin Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 1989.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 7-13-91
(AFFIX SEAL)

BOOK 7881 PAGE 183

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Joseph Calvin Duncan, et ux (NAME)	NEW OWNER (NAME)	MAP 171-4
5620 Clovermeade Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 7
Brentwood, TN 37027 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	FB# 6DU 55672

FOR AND IN 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, Tom Sowell and wife, Janice Sowell,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Calvin Duncan and wife, Sue M. 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 Davidson County, Tennessee, being Lot No. 85 on the plan of Section Ten, Cloverland Acres, of record in Book 4955, page 103, Register's Office for said County.

SAID Lot No. 85 fronts 87.00 feet on the southeasterly margin of Clovermeade Drive and extends back 257.32 feet on the northerly line and 287.23 feet on the southwesterly line to a broken line in the rear, measuring 269.71 feet thereon.

BEING the same property conveyed to Tom Sowell and wife, Janice Sowell by deed from Eugene R. Williams and wife, Shirley Ann Williams of record in Book 5196, page 68, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to: (a) property taxes for 1989 for which Grantee(s) will be responsible; (b) restrictive covenants of record in Book 5194, page 345, Register's Office for said County; (c) Sanitary Sewer Easement of record in Book 7868, page 755, Register's Office for said County; and (c) matters set forth on said plan.

This is unimproved ( ) improved (X) property, known as 5620 Clovermeade Drive, Brentwood, Tennessee 37027
(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 29th day of June, 1989

Tom Sowell

Janice Sowell

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Tom Sowell and wife, Janice Sowell

the bargainors, with whom I am personally acquainted, 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 June 19 89

Commission expires 7-13-91

John V. Adams
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

2185 07/05 0101 03CHECK 504.50

WARRANTY DEED

FROM

Tom Sowell and wife,

Janice Sowell

TO

Joseph Calvin Duncan and wife,

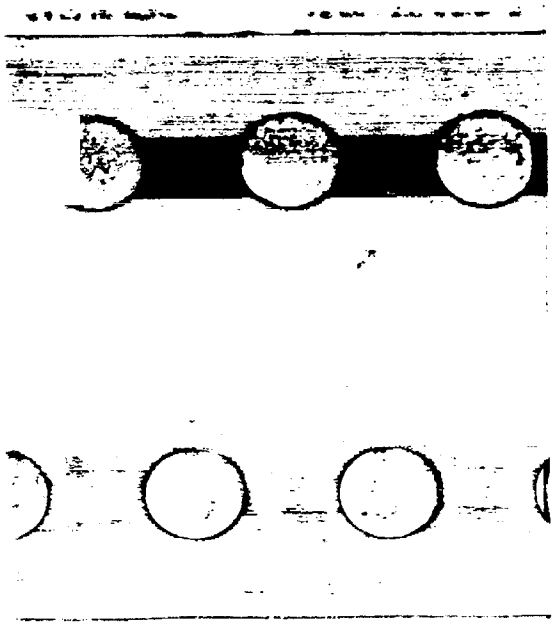
Sue M. Duncan

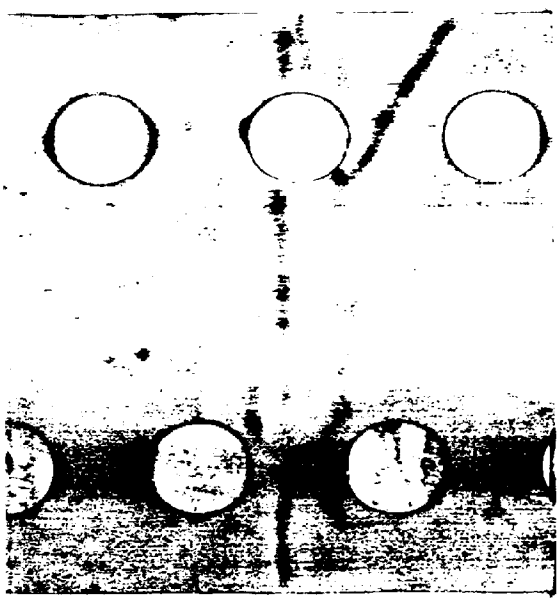
Prepared By:

John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

JUL 5 12 12 PM '89

4 6 7 1 8





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7881 PAGE 185

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	
			175000.00	
			CON TX	577.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	584.50
			CHECK	584.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/05/89 01 12:14 0001 2185

4 6 7 1 8

IDENTIFICATION

JUL 5 12 12 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 225907