THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES HERETO.

BOOK 8048 PAGE 290

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,000.00

Harold T. Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February 19 90

Kathy J. Byers
Notary Public

MY COMMISSION EXPIRES 11-27-93
(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
Harold T. Duncan (NAME)	Same as New Owner (NAME)	MAP 063-02-0
720 Tahlena Avenue (ADDRESS)	(ADDRESS)	PARCEL 125
Madison, TN 37115 (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, Clifford G. Vaughn , unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold T. 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 Eleventh (11th) Civil District of Davidson County, Tennessee, and being described as follows, to-wit:

Beginning at a point marked with an iron pin, in the westerly margin of Pawnee Trail, on the map or plan of Nawakwa Hills, dated April 3, 1930 and recorded November 15, 1930 in Book 843, pages 36 and 37 of the Register's Office for Davidson County, Tennessee. Said beginning point, also being the south east corner of a tract of land conveyed to Andred K. Schutt and wife, Evangeline P. Schutt by deed from Chas. U. Coggin, Trustee, et al, recorded in Book 2037, page 244, of the Register's Office for Davidson County, Tennessee. Said point of beginning being 1235.8 feet, more or less, (southerly with the westerly margin of said Pawnee Trail), from the southerly margin of Nawakwa Trail, and the intersection of said Pawnee Trail; thence with the westerly margin of Pawnee Trail, S 44° 37' W (with the northerly margin of said 50 foot private Roadway) 150 feet to a point marked with an iron pin; thence N 44° 23' W 50 feet to a point marked with an iron pin; thence N 45° 23' 37 E 150 feet, more or less, to the point of beginning.

Being the same property conveyed to Clifford G. Vaughn, a single man, by deed from S. C. Vaughn and wife, Katie Pauline Isabell Vaughn, of record in Book 6826, page 854, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property known as Pawnee Trail Map&Par063-02-0125., Madison, Tennessee 37115
(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 my hand this 16th day of February 19 90

Clifford G. Vaughn
Clifford G. Vaughn

BOOK 8048 PAGE 291

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 Clifford G. Vaughn

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 16th day of February 19 90

Commission expires 11/27/93

Kathy J. Byers
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

0 4 7 8 2

IDENTIF. REFERENCE

Feb 20 11 03 AM '90

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

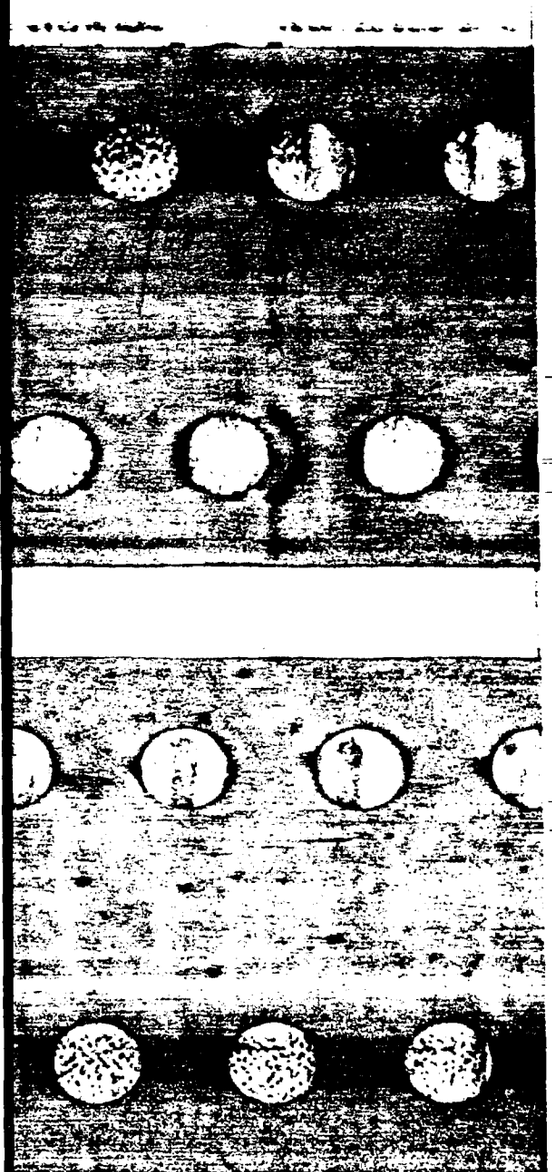
3970 02/20 0101 03CHECK 16.90

WARRANTY DEED

FROM
Clifford G. Vaughn

TO
Harold T. Duncan

RETURN TO:
William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8048 PAGE 292

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 3000.00
				CON TX 9.90
				PRFEE 1.00
				WDEED 6.00
				TOTAL 16.90
				CHECK 16.90
02/20/90	01			11:02 0001 3970

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04782

IDENTIF. REFERENCE

FEB 20 11 03 AM '90

FELIX Z. WILSON COUNTY TN.
DAVIDSON

No. 293957