File Box 49

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November, 1991

Notary Public

MY COMMISSION EXPIRES 1-23-94

THIS INSTRUMENT WAS PREPARED BY
LAWYERS TITLE INSURANCE CORPORATION
Stuart Jones, Attorney (NAME) 325 Union Street Nashville, TN 37201 (ADDRESS)

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Joseph Frank Duncan, Jr. et ux (NAME)	SAME (NAME)	126-00-0
9097 Old Charlotte Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par #78
Pegram, TN 37143 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Wendell D. Russell and wife, Gloria Russell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Frank Duncan, Jr. and wife, Angela Renee' 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, described according to a survey made by Petty & Petty, dated May 28, 1968, more particularly described as follows:

BEGINNING at a point in the easterly margin of Old Charlotte Pike, said point being 2007 feet in a southerly direction along the easterly margin of Old Charlotte Pike from the northwest corner of property conveyed to J. Dedrick Stevens and E. D. Hill by deed from B. T. Miller and wife, Nell Gordia Miller, of record in Book 4123, Page 349, said Register's Office; thence South 86° 44' east a distance of 1005 feet to a point; thence south 2° 46' west a distance of 180 feet to a point; thence north 86° 44' west a distance of 1006 feet to a point in the easterly margin of Old Charlotte Pike; thence along the easterly margin of Old Charlotte Pike north 2° 58' east a distance of 180 feet to the point of beginning, and being designated as Tract No. 13 and contining 4.1 acres.

BEING the same property conveyed to Wendell D. Russell and wife, Gloria Russell by deed from Ed C. Harmon and wife, Beverly M. Harmon, of record in Book 4628, Page 207, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Restrictions of record in Book 4261, Page 822, and in Book 4355, Page 751, Register's Office for Davidson County, Tennessee.

It is not the intention of the Grantors herein to reimpose said Restrictions.

unimproved XX
This is improved ( ) property, known as Tract 13 Davison County, TN
(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 18th day of November, 1991

Wendell D. Russell

Gloria Russell

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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 Wendell D. Russell and wife, Gloria Russell

or proved to me upon the basis of satisfactory evidence 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 18th day of November, 1991.

Commmission expires 1-23-94

Notary Public

STATE OF TENNESSEE }

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

WARRANTY DEED

FROM
Wendell D. Russell et ux
Gloria Russell

TO
Joseph Frank Duncan, Jr. et ux
Angela Renee' Duncan

Furnished by:
Lawyers Title
325 Union Street
Nashville, Tennessee 37201
244-0678

6.27.14

IDENTIFICATION REFERENCE

Nov 18 11 02 AM '91

0188 11/18 0101 03CHECK 155.00

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 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	40000.00
			CON TX	148.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	155.00
			CHECK	155.00
11/18/91	01		11:04 0001	0188

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.2 7.1 4.

IDENTIFICATION

Nov 18 11 02 AM '91

No. 477281