ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Richard E. and wife, Sandra R. Hufnagel (NAME)	SAME (NAME)	6-0-94
2248 Baker Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and NO/ 100 DOLLARS

Cash in hand paid by the Hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged we,

Clifton E. Duncan and wife, Joyce A. Duncan

BOOK 9064 PAGE 823

have bargained and sold, and by these presents do transfer and convey unto the said Richard E. Hufnagel and wife, Sandra R. Hufnagel

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See attached Exhibit A

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

93 AUG 31 PM 2:33

57927

IDENTIF. & REFERENCE

6205 08/31 0101 03CHECK 471.80

unimproved ( )

This is improved (X) property, known as 2248 Baker Road (House Number) (Street)

Goodlettsville, TN 37072 (P.O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 24th day of August, 19 93.

Clifton E. Duncan

Joyce A. Duncan

Clifton E. Duncan

Joyce A. Duncan

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, D. Ronald Ingram, a Notary Public in and for said County and State, the within named Clifton E. Duncan and wife, Joyce A. Duncan

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 purposed therein contained.

Witness my hand and official seal at Goodlettsville, this 24th day of August, 19 93.

My commission expires 1-27-96 Notary Public D. Ronald Ingram

STATE OF TENNESSEE

COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and , executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

Witness my hand and seal, at office in , this day of , 19

Commission expires Notary Public

BOOK 9064 PAGE 824

RE+

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is ~~greater~~) is $ 124,000.00

This is equal to or greater than the property would bring at a fall and voluntary sale.

Sworn to and subscribed before me

this 24th day of August, 19 93

My commission expires 1-27-96 Notary Public D. Ronald Ingram

This instrument was prepared by:

Amqui Title & Escrow, Inc., 405 Two Mile Pike, Goodlettsville, TN 37072

Name Address

WARRANTY DEED

FROM

TO

INGRAM AND LOWE
ATTORNEYS AT LAW
COLONIAL SQUARE
405 TWO MILE PIKE
GOODLETTSVILLE, TENNESSEE 37072

EXHIBIT "A"

A tract of land in the Second (formerly tenth) Civil District of Davidson County, Tennessee, being Tract 2 of the Will J. Wilson Property as recorded in Deed Book 1629, Page 295, Register's Office for Davidson County, Tennessee (being Parcel's 35, 36 and 37, Property Map 11) and being particularly described as follows:

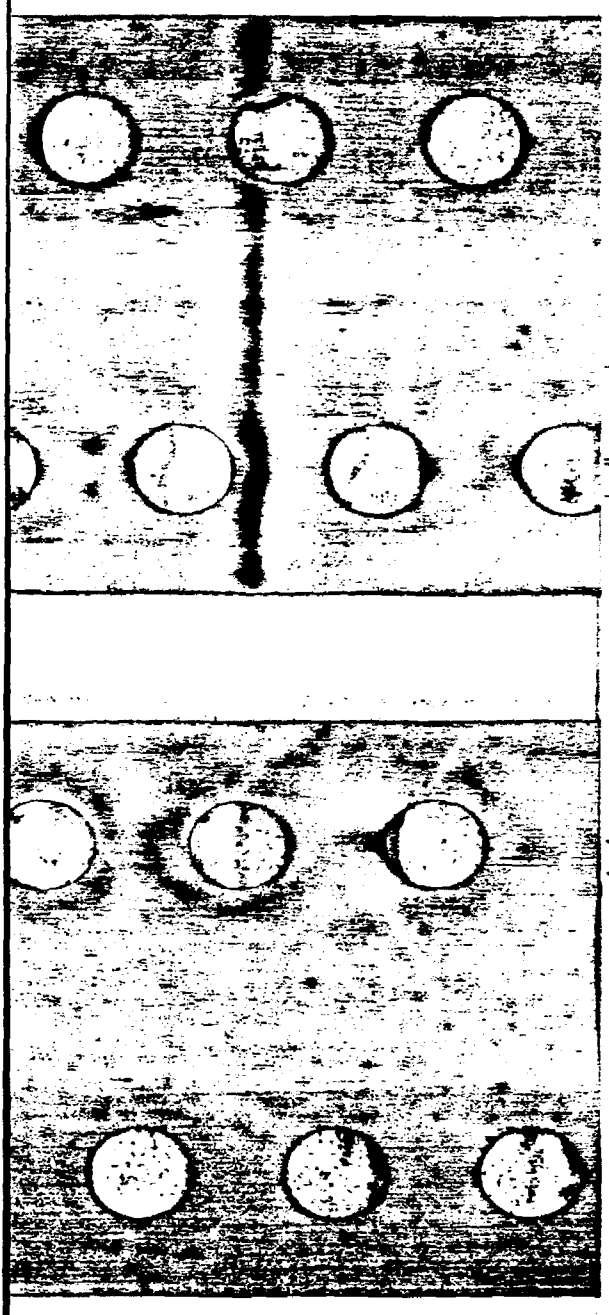
Beginning at an iron pin in the southerly right-of-way of New Baker Road and the southeasterly corner of said Tract 2; said iron pin being 1579.39 feet in a northerly direction as measured along the southerly margin of New Baker Road, from an iron pin on said margin between Wilson and T.B. Webb (see Book 2050, Page 389); thence South 61 degrees, 10' 15" West a distance of 2035.13' to an iron pin; thence North 46 degrees 47' 20" West a distance of 225.00 feet to an iron pin; thence North 61 degrees 10' 15" East a distance of 2035.13' to an iron pin on the southerly margin of New Baker Road; thence South 46 degrees 47' 20" East a distance of 225.00 feet to the point of beginning and containing 10.0 acres.

Being the same property conveyed to Clifton Duncan by deed from Ralph Denfer Beeler and wife, Linda K. Beeler of record in Book 7010, page 334, Register's Office for Davidson County, Tennessee.

Clifton E. Duncan

Joyce A. Duncan

Initial Initial Initial Initial



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

RECEIVED OF _____

FOR _____

BOOK 9064 PAGE 826

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	124000.00
			CON TX	458.80
			PRFEE	1.00
			WDEED	12.00
			TOTAL	471.80
			CHECK	471.80
08/31/93	01	14:32	0001	6205

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57927
IDENTIF. ↑ REFERENCE

93 AUG 31 PM 2:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 692478