BOOK 9983 PG 863

40-A

WARRANTY DEED

FROM: JERRY P. LEVINE

TO: JOE F. DUNCAN, JR. and wife, ANGIE R. DUNCAN

Address New Owner As Follows:	Send Tax Bills:	Map-Parcel Nos.
Joe F. Duncan, Jr. et ux. 9085 Old Charlotte Road Pegram, TN 37143	Same	Tract #1 126-15.01 Tract #2 126-15.02 Tract #3 126-74

This Instrument Prepared
By: GAY LISA LEVINE
Attorney at Law
1119 Stahlman Bldg.
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is ~~$160.~~000.00.

AFFIANT

Sworn to and subscribed before me this 19 of May, 1995.

GAY LISA LEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 5.25.96

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged,

I, JERRY P. LEVINE,

hereafter referred to as the Grantor, have bargained and sold, and by these presents do transfer and convey unto the said

JOE F. DUNCAN, JR. and wife, ANGIE R. DUNCAN,

hereinafter referred to as the Grantees, and their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows; to-wit:

Three tracts of land in the 9th Civil District of Davidson County, Tennessee, described as follows:

TRACT NO. I: Described according to a survey made by E. L. Miller, Jr., and Co., not dated, designated "Job No. 87-62", as follows:

BEGINNING at a point in the westerly margin of Old Charlotte Road, said point lying north 2 deg. east 2375 feet along the westerly margin of said Road from the northwest corner of the intersection of said Road and U. S. Highway No. 70; thence, north 88 deg. west 625 feet to a point; thence north 2 deg. 15' east 150 feet to a point; thence south 88 deg. 625 feet to the westerly margin of said Road; thence with the westerly margin of said Road south 2 deg. 15' west 150 feet to the beginning.

TRACT NO. II: Described according to a survey made by E. L. Miller, Jr., and Co., not dated, designated "Job No. 87-62", as follows:

BEGINNING at a point in the westerly margin of Old Charlotte Road, said point lying north 2 deg. east 2375 feet and north 2 deg. 15' east 150 feet along the westerly margin of said Road from the northwest corner of the intersection of said Road and U.S. Highway No. 70; thence south 88 deg. west 625 feet to a point; thence north 2 deg. 45' east 150 feet to a point; thence south 88 deg. east 625 feet to a point in the westerly margin of said Road; thence with the westerly margin of said Road south 2 deg. 45' west 150 feet to the beginning.

TRACT NO. III: Land in the 9th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Old Charlotte Road, said point being 2675 feet northwardly from the northwest corner of the intersection of said road and U.S. Highway No. 70, said point being also the northeast corner of the tract of land conveyed to Harold W. Reynolds and wife, Barbara E. Reynolds, by deed from Houston T. Ezell, et al, of record in Book 3432, page 522, Register's Office for said County; thence westwardly with Reynolds' northerly line, North 88 deg. East 625 feet, more or less, to a point which is the northwest corner of the said Reynolds, tract conveyed by the aforesaid deed; thence North 2 deg. 45' East 150 feet to a point; thence South 88 deg. 625 feet, more or less, to a point in the westerly margin of Old Charlotte road; thence with the westerly margin of said road, South 2 deg. 45' West, 150 feet to the point of beginning.

BEING the same property conveyed to Jerry P. Levine by deed from Jerry P. Levine, David J. Levine and wife, Francine P. Levine, of record in Book 9640, page 360, Register's Office for Davidson County, Tennessee, and also acquired by instrument of record in Book 7002, page 231, said Register's Office. Jan Abby Liff, spouse of Jerry P. Levine, joins in this conveyance for the sole purpose of transferring and conveying any and all of her right, title and interest in and to the above described real property to the Grantees named herein.

This is improved and unimproved property, known as:
9050, 9052, and 9058 Old Charlotte Road, Pegram, Tennessee 37143.

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, and their heirs and assigns, forever.

And I, the said Grantor, do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for current year's property taxes, which are prorated and assumed by the Grantees herein.

And I, the said Grantor, do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, and their heirs and assigns against the lawful claims of all persons whomsoever.

96 MAR 19 PM 2:57 FELIX A. MILLSAPS REGISTER DAVIDSON COUNTY, TN

0161640 IDENTIF. ↑ REFERENCE

WITNESS our hands this 19 day of March, 1996.

Jerry P. Levine

Jan Abby Liff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY P. LEVINE, 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 foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19 day of March, 1996.

GAY LYNN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5-25-96

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAN ABBY LIFF, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19 day of March, 1996.

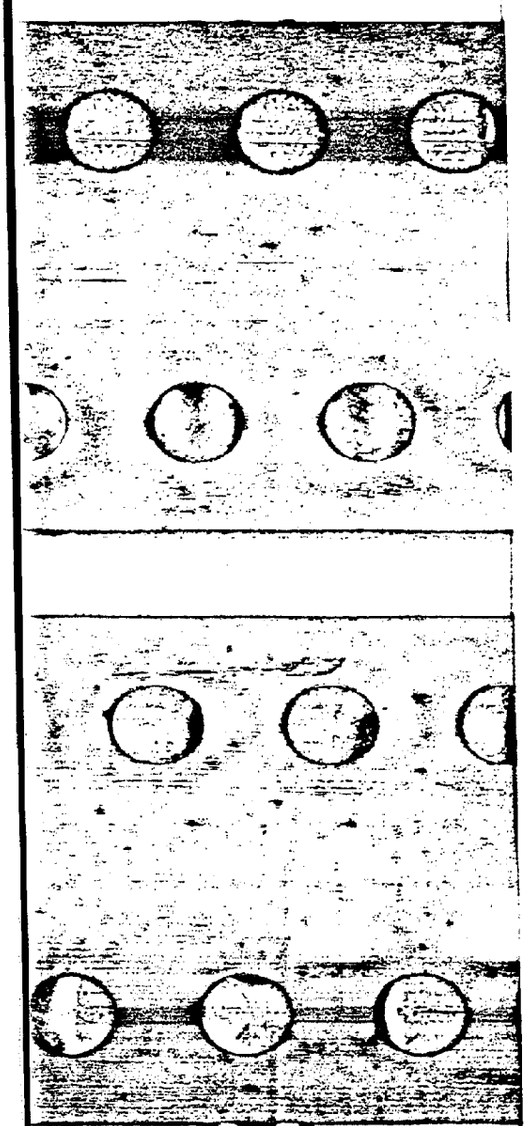
My Commission Expires: 5-25-96

Gay Lisa Levine
Notary Public

GAY LISA LEVINE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

0091 03/19 0101 03CHECK 605.00

173:172



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

RECEIVED OF _____

FOR _____

BOOK 9983 PG 866

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	
				160000.00
			CON TX	592.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	605.00
			CHECK	605.00
03/19/96	01	14:57	0001	0091

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0161640 IDENTIF. ↑ REFERENCE

96 MAR 19 PM 2:5

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1018142