This Instrument Prepared By
and Return To:
Leitner, Warner, Moffitt, et. al.
First American Center
Nashville, Tennessee 37238

BOOK 9989 PG 974

New Owner:	Send Tax Bills To	Property Address:
Nashville Area Habitat for Humanity, Inc.	Nashville Area Habitat for Humanity, Inc.	1608 12th Avenue, North Nashville, TN
1103 Chapel Avenue Nashville, TN 37206	1103 Chapel Avenue Nashville, TN 37206	MAP PARCEL NUMBER 81-11 554

WARRANTY DEED

THIS CONVEYANCE, made and entered into as of the **25th** day of **March, 1996** by and between **William Richard Duncan, Sr. and Mary A. Duncan, HUSBAND AND WIFE** , hereinafter referred to as "Grantors", and **Nashville Area Habitat for Humanity, Inc.** , a **Tennessee** corporation, hereinafter referred to as "Grantees".

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 129 in McGavock and Wetmore's Addition to Nashville, being the southern half of Lot no. 129, a Plan of which is recorded in Book 21, page 41, of the R.O.D.C., Tennessee, said part of said lot fronts 50 feet on the east side of 12th Avenue South, formerly Florence Street, and extends back easterly between parallel lines 154 feet more or less to an alley.

Being the same property conveyed to Zack B. Hall and wife Mary A. Hall by deed from Jannie Lusky and husband, J.C. Lusky of record in Book 543, page 68, said Register's Office. The said Mary A. Hall having predeceased Zack B. Hall and the said Zack B. Hall having died intestate on January 3, 1976, leaving Zack B. Hall, Jr. and Mary A. Duncan as his sole heirs at law.
Being the same property conveyed to William Richard Duncan, Sr. and Mary A. Duncan, HUSBAND AND WIFE by deed from Zack B. Hall, Jr. of record in Deed Book 5104 and Page 581, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anyway appertaining unto the said Grantee, his/her heirs and representatives, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized and possessed in fee simple of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except for 1996 real property taxes and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons.

0163697
IDENTIF. ↑ REFERENCE
96 MAR 25 PM 3:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2269 03/25 0101 03CHECK 31.20

PICK-UP

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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

William Richard Duncan, Sr.

Mary A. Duncan

BOOK 9989 PG 975

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **William Richard Duncan, Sr. and Mary A. Duncan, HUSBAND AND WIFE** , the within named bargainors, 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 purposes therein contained.

Witness my hand, at office, this **25th** day of **March, 1996.**

Notary Public

Commission Expiration: 11-27-99

STATE OF TENNESSEE)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$6,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

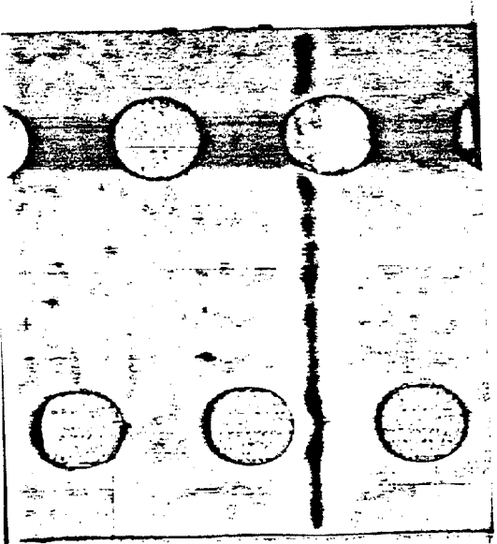
Affiant

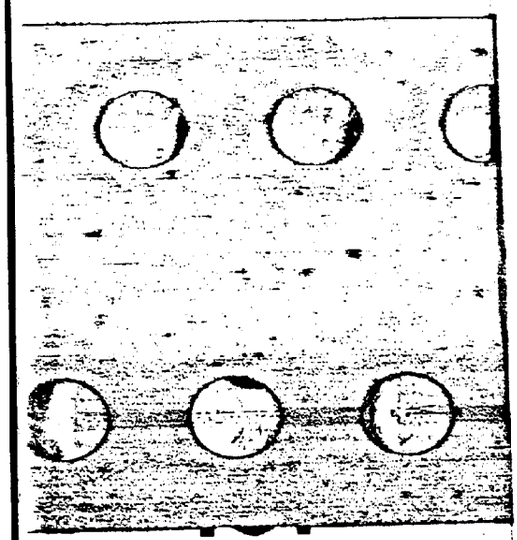
Subscribed and sworn to before me this **25th** day of **March, 1996.**

Notary Public

Commission Expiration: 9/27/97

WD-BVEZ.DOC/File No. 96107





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

RECEIVED OF _____

FOR _____

BOOK 9989 PG 976

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 6000.00
CON TX 22.20
PRFEE 1.00
WDEED 9.00
TOTAL 31.20
CHECK 31.20

03/25/96 01 15:15 0001 2269

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0163697
IDENTIF. & REFERENCE

96 MAR 25 PM 3:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020305