9997 412

96 APR -1 AM 11:08

REGISTER
DAVIDSON COUNTY, TN.

0165843

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (cmw) Title No: 37563
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gary L. Duncan Glenda F. Duncan 656 Monte Carlo Drive Antioch, TN 37013	PNC Mortgage Corp. of America P.O. Box 747050 Pittsburg, PA 15274-7050

TAX MAP-PARCEL NUMBERS: 173-01-50

WARRANTY DEED

389.13

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven Douglas Goggans and spouse, Veronica R. Goggans,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Gary L. Duncan and spouse, Glenda F. Duncan, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 368 on the Plan of Section I, Monte Carlo Estates, of record in Plat Book 4675, page 68, Register's Office for said County.

SAID Lot No. 368 fronts 48.65 feet on the westerly margin of Monte Carlo Drive and extends back 129.04 feet on the northerly line and 148.88 feet on the southerly line to a broken line in the rear, measuring 172.65 feet thereon.

BEING the same property conveyed to Steven Douglas Goggans and wife, Veronica R. Goggans, by deed from John F. Southworth, Jr., and wife, Judith C. Southworth, of record in Book 7233, page 177, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 656 Monte Carlo Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on March 17th, 1996.

X Steven Douglas Goggans
Steven Douglas Goggans

X Veronica R. Goggans
Veronica R. Goggans

State of Tennessee
County of Davidson

On March 17th, 1996, before me the undersigned authority, personally appeared Steven Douglas Goggans and Veronica R. Goggans, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

X Mary Lou Cairns
Notary Public

My Commission Expires: 5-26-96

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 102,750.00

Affiant

Sworn and subscribed before me on March 29, 1996.

Notary Public

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/98



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

RECEIVED OF _____ paid 9997pg414

FOR _____

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
	102750.00
CON TX	380.18
PRFEE	1.00
WDEED	8.00
TOTAL	389.18
CHECK	389.18

04/01/96 01 11410 0001 4538

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

016843
IDENTIF. ↑ REFERENCE

96 APR -1 AM 11:08
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1022595