File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road #110
Nashville, Tennessee 37215

BOOK 11006 PAGE 419

#15540

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CAROL R. DUNCAN (NAME)	NEW OWNER (NAME)	MAP 103-13
415 West Hillwood Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 59
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 8DZ 47770

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, MARY M. MCGAVOCK, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CAROL R. DUNCAN, MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being a lot on the Map of Hillwood Estates, not of record, described according to a survey made by Z. T. Wilkinson, Surveyor, August 6, 1941, as follows:

Beginning on the southerly side of West Hillwood Boulevard 49.2 feet east of a concrete monument marked "P. T."; thence with the southerly margin of said Boulevard South 65 deg. East 146.6 feet to a concrete monument, continuing with said Boulevard, South 64 deg. East 53.4 feet to the beginning of a curve; thence around said curve in a southeasterly direction 74.5 feet to the westerly margin of Tupper Road; thence with said Road, South 9 deg. East 147.5 feet to an iron pin, continuing with said Road, South 10 deg. East 16.7 feet to an iron pin; thence leaving said Road westwardly 350 feet to an iron pin; thence, North 48 deg. 15 min. West 78.4 feet to an iron pin; thence, North 32 deg. East 295 feet to the beginning, containing 2.013 acres, more or less.

Being the same property conveyed to Edward J. McGavock and wife, Mary M. McGavock by deeds from H. G. Hill Realty Company of record in Book 2014, page 365 and Book 2103, page 557, said Register's Office. Edward J. McGavock and Mary M. McGavock having since divorced, and Edward J. McGavock having conveyed his interest to Mary M. McGavock by quitclaim deed of record in Book 4031, page 314, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantee; and (2) Easement of record in Book 2155, page 174, said Register's Office.

9544 07/06 0101 03CHECK 1195.00

unimproved ( )
This is improved (XX) property, known as 415 West Hillwood Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of July, 1998

Mary M. McGavock
MARY M. MCGAVOCK

BOOK 11006 PAGE 420

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY M. MCGAVOCK with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1st day of July, 19 98.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

0458721
IDENTIF. & REFERENCE

98 JUL -6 AM 10:24
FILED & RECORDED
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 19 98

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

MARY M. McGAVOCK

TO

CAROL R. DUNCAN

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____

BOOK 11006 PAGE 421

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
320000.00
CON TX 1184.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1195.00
CHECK 1195.00

07/06/98 01 10:24 0001 9544

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK -

0458721
IDENTIF. ↑ REFERENCE

98 JUL -6 AM 10:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1315300