This instrument prepared by :
Frontier Title & Escrow, Inc.
109 East Avenue
Goodlettsville, TN 37070-0485

Map: 55
Group:
Parcel: 24

Send Tax Bills to : (New Owner)
Hunter W. Nash
4357 Bull Run Road
Ashland City, TN 37015
(address)

BOOK 11126 PAGE 553

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Brenda McDonald and Cliff Duke, have bargained and sold and by these presents do hereby transfer and convey unto, Hunter W. Nash, his heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, bounded and described as follows:

Property located in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, in the 13th Civil District, being parts of lots 5 and 3 on Map Processing Survey for W.L. Thompson Subdivision of Elizabeth Curtis Estates, as of record in Book 332, Page 14, Register's Office for said County, and more particularly described according to a survey therefore made March 6, 1954, by Ralph W.C. Lambert, Surveyor, as follows:

Beginning at a point in the center of Bull Run Road, said point being 126 feet east of the line between lots 3 and 5; thence south 29° 45' east 420 feet to an iron pin; thence south 32° 33' west 150 feet to an iron pin; thence south 80° 38' west 150 feet to an iron pin; thence north 19° 45' west 446.5 feet to a point in the center of Bull Run Road; thence north 60° 15' east 200 feet to the point of beginning.

Being the same property conveyed to Brenda McDonald and Cliff Duke of record in Book 10926, Page 368, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurutenances, estate, title and interest thereto belonging to the said Hunter W. Nash his heirs and assigns, in fee simple forever.

AND WE DO COVENANT with the said Hunter W. Nash, that we are lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said Hunter W. Nash, his heirs and assigns against the lawful claims of all persons whomsoever.

0491920
IDENTIFICATION REFERENCE

98 SEP 25 AM 11:16
[illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

$128 09/25 0101 03CHECK 338.45

WITNESS MY HAND this 17th day of September, 1998. BOOK 11126 PAGE 554

Brenda C. McDonald
Brenda McDonald

Clifford Duke Jr.
Cliff Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Michael Perry Davis, a Notary Public, Brenda McDonald and Cliff Duke with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and whom acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville this 17th day of September, 1998.

NOTARY PUBLIC

NOTARY PUBLIC

MY COMMISSION EXPIRES:

1/20/99

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ***$88,500.00***, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brenda C. McDonald
AFFIANT

Subscribed and sworn to before me this the 17th day of September, 1998.

NOTARY PUBLIC

NOTARY PUBLIC

MY COMMISSION EXPIRES:

1/20/99

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

RECEIVED OF _____

FOR _____

BOOK 11126 PAGE 555

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 88500.00
				CON TX 327.45
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 338.45
				CHECK 338.45
09/25/98	01			11:18 0001 5128

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0491920
IDENTIF. # REFERENCE

98 SEP 25 AM 11:16

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 135046