40-A

WARRANTY DEED

BOOK 11235 PAGE 633

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: September 18, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Frank Duncan, III	New Owner	Map 112-0
(NAME)	(NAME)	
9085 Old Charlotte Road		Parcel 63
(ADDRESS)	(ADDRESS)	
Pegram, Tennessee 37143		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Douglas L. Sexton and wife, Virginia A. Sexton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe Frank Duncan, III

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

Land in Davidson County, Tennessee, being on the westerly side of the Smith & Travis Road and being a portion of a 36 acre tract of record in Book 2069, page 596, Register's Office, Davidson County, Tennessee, surveyed in 1958 by S. H. Hutchison as follows:

Beginning at a point in the center of the Smith & Travis Road the North corner of Mrs. Miller's lot stake in line on westerly margin of said road; thence with Smith & Travis Road and D. L. Smith's line as follows: North 69 deg. 30' West 138 feet; North 62 deg. West 73 feet; North 45 deg. West 66 feet to a point in road stake in line on westerly margin of road; same being Clarence Robert's south easterly corner; thence with his line South 51 deg. West 373 feet to a stake with a black locust pointer in George Parsley's line, thence with his line as follows: South 68 deg. East 276 feet to a stake with black oak pointer; South 35 deg. east 11.50 feet to a small white oak, Mrs. Miller's northwesterly corner; thence with the line North 51 deg. East 356 feet to the point of beginning, containing 2.25 acres, being the same more or less.

Being part of the same property conveyed to Douglas L. Sexton and wife, Virginia A. Sexton by deed from Lawrence A. Davis of record in Book 3248, page 285, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

unimproved (X)
This is improved ( ) property, known as 2.25 acres, Manning Hollow Road, Pegram, Tennessee 37143
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 2nd day of December 19 98

Douglas L. Sexton

Virginia A. Sexton

98 DEC -3 PM 3:58
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

05204 95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas L. Sexton and wife, Virginia A. Sexton

the bargainor S, 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 and official seal at Nashville, Tennessee, this 2nd day of December 19 98.

Commission expires September 18, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

5428 12/03 0101 03CHECK 40.60

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11235 PAGE 635

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	8000.00
CON TX	29.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	40.60
CHECK	40.60

12/03/98 01 16:00 0001 5428

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05204 95

IDENTIF. ↑ REFERENCE

98 DEC -3 PM 3:59

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1380441