Box 40-A

This Instrument Prepared By:
Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Elizabeth Simon
9058 Old Charlotte Road
Pegram, Tennessee 37143

MORTGAGEE:
SunTrust Bank, Nashville, N.A.

SEND TAX BILL:
To Owner

MAP AND PARCEL:
Map 126
Parcel 15.01

BOOK 11336 PAGE 838

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Joe F. Duncan, Jr. and wife, Angie R. Duncan ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto Elizabeth Simon ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Being TRACT NO. II described according to a survey made by E. L. Miller, Jr., and Co., not dated, designated "Job No. 87-62", as follows:

Beginning at a point in the westerly margin of Old Charlotte Road, said point lying north 2 deg. east 2375 feet and north 2 deg. 15' east 150 feet along the westerly margin of said Road from the northwest corner of the intersection of said Road and U.S. Highway No. 70; thence south 88 deg. west 625 feet to a point; thence north 2 deg. 45' east 150 feet to a point; thence south 88 deg. east 625 feet to a point in the westerly margin of said Road; thence with the westerly margin of said Road south 2 deg. 45' west 150 feet to the beginning.

Being part of the same property conveyed to Joe F. Duncan, Jr. and wife, Angie R. Duncan by deed from Jerry P. Levine and wife, Jan Abby Liff of record in Book 9983, page 863, Register's Office for Davidson County, Tennessee. Joe F. Duncan and Joe F. Duncan, Jr. are one in the same.

This is improved property known as 9058 Old Charlotte Road, Pegram, Tennessee 37143.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their successors, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

0547863
IDENTIF. ↑ REFERENCE

99FEB 11 AM 8:53
REGISTER
DAVIDSON COUNTY, TN.

4652 02/11 0101 03CHECK 724.45

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8th day of February, 1999.

Joe F. Duncan, Jr.

Angie R. Duncan

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joe F. Duncan, Jr. and wife, Angie R. Duncan, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 8th day of February, 1999.

Jennifer L. Anderson
Notary Public

My Commission Expires: May 24, 2002

JENNIFER L ANDERSON NOTARY PUBLIC DAVIDSON CO. TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $192,825.00.

Elizabeth Simon
AFFIANT

Subscribed and sworn to before me this 8th day of February, 1999.

Jennifer L. Anderson
NOTARY PUBLIC

My Commission Expires: May 24, 2002

NOTARY PUBLIC DAVIDSON CO. TN

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	
	192825.00
CON TX	713.45
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	724.45
CHECK	724.45

02/11/99 01 08:53 0001 4652

99 FEB 11 AM 8:53

JOHN A. MARR REGISTER
DAVIDSON COUNTY, TN.

0547863
IDENTIF. # REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1423931