WARRANTY DEED

FILE BOX 19B
03-12-030-W

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th day of January, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/08/04 13:52 2pgs
Fees:13.00 Taxes:203.50

20040108-0003325

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Bailey Slaven Jr.	**"New Owners"**	110-00-0
(NAME) 4849 Alvin Sperry Road	(NAME)	079.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee( ), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Joe F. Duncan Sr., married,** hereinafter called the Grantor( ), have bargained and sold, and by these presents do transfer and convey unto **Bailey Slaven Jr., unmarried**, hereinafter called the Grantee( ), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land located in the Second Civil District of Metropolitan Nashville and Davidson County and described according to a survey by R.L. Montoya-Land Surveying, dated March 17, 1988 as follows:

BEGINNING at a P. K. nail in the centerline of Alvin Sperry Road located approximately 0.35 miles Northeast along said centerline from Earhart Road and marking the Southeast corner of this property;

THENCE, leaving said centerline North 88° 19' 40" West, 24.16 feet to a witness iron pin, set this survey, in the Westerly right-of-way of Alvin Sperry Road; THENCE, continuing an additional 419.06 feet to an iron pin, set this survey: a total of 443.22 feet; THENCE, North 00° 44' 17" East, 663.96 feet to and along a fence line to an iron pin, set this survey; THENCE, South 89° 00' 00" East, 459 .22 feet to an existing iron pin; THENCE, South 03° 30' 00" West, 537.21 feet to an existing iron pin; THENCE, South 46° 17' 22" East, 102.63 feet to a witness iron pin, set this survey, THENCE, continuing an additional 27.44 feet to a P. K. nail in the centerline of Alvin Sperry Road; THENCE, with said centerline, beginning a curve to the left 100.00 feet to the point of beginning; said curve has the following characteristics; a delta of 56° 57' 35", a radius of 100.59 feet and a tangent of 54.57 feet. This tract contains 6.92 acres more or less.

Being all the same property conveyed to Joe F. Duncan Sr., by deed from Henry Miller and wife, Marilyn Miller, of record in Book 7496, Page 527, Register's Office for Davidson County, Tennessee. Having since been Quitclaim Deeded to Vickie Corbitt, Trustee, and then to Joe F. Duncan Sr. for the express purpose of making a reconveyance of the property to reflect the new property description as according to survey by R. L. Montoya, Land Surveying dated March 17, 1988, of record in Book 7513, Page 666, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

PATTY DUNCAN, spouse, of the above named, Joe F. Duncan Sr., joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

BEING unimproved ☐
Improved ☒ property known as: 4849 Alvin Sperry Road, Hermitage, TN, 37076.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 7th day of January 2004.

Joe F. Duncan Sr.

Patty Duncan

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 Joe F. Duncan Sr. and wife, Patty Duncan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 7th day of January 2004.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.