Davidson County DEEDWARR
Recvd: 10/28/04 10:11 3 pgs
Fees:18.00 Taxes:1128.50
20041028-0129611

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Angie M. Watson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE. 22ND DAY OF OCTOBER, 2004.

Tina D. Brown
Notary Public

MY COMMISSION EXPIRES: 2-19-06

(AFFIX SEAL)

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noel R. Hwang	Citimortgage	Map 110, Parcels 164.00, 69.00, 163.00 and 178.00
3575 Earhart Road	1000 Technology Drive	
Mt. Juliet, Tennessee 37122	O'Fallon, MO 63304	
(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, **JOSEPH F. DUNCAN, SR. AND WIFE, PATTY S. DUNCAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NOEL R. HWANG, AND WIFE** HEIDI M. HINTZ, 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:

Tract I
Land in the 4th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Murray D. Shanklin, Engineer, dated April 21, 1974, to wit:

Beginning at an iron pin in the easterly margin of Earhart Road and being the southwest corner of the property conveyed to Roy E. Sinkovich etux et al of record in Book 4674, Page 864, said Register's Office; thence North 81 degrees 44 minutes east 943.14 feet to a point; thence North 2 degrees 02 minutes West 137.25 feet to a point; thence South 87 degrees West 942.67 feet to a point in the easterly margin of Earhart Road; thence South 2 degrees 02 minutes east along said easterly margin, 141.68 feet to the point of beginning, containing 3.0 acres, more or less.

Tract II

Land lying and being in the 4th Civil district of Davidson County, Tennessee, described according to an unrecorded survey made by Don Shanklin, Engineer, dated November 13, 1972, as follows, to wit:

Beginning at an iron pin in the easterly margin of Earhart Road, said point being the Southwest corner of the property conveyed to E. B. Pugh and wife, Sylvia Pugh, by deed of record in Book 3911, Page 444, said Register's Office; thence North 81 degrees 44 minutes east 1499.52 feet to an iron pin; thence North 79 degrees 05 minutes east 202.33 feet to an iron pin; thence north 8 degrees 34 minutes west 167.85 feet to an iron pin; thence South 87 degrees 01 minute West 1403.22 feet to an iron pin; thence South 0 degrees 27 minutes East 25.70 feet to a post; thence South 81 degrees 55 minutes West 269.23 feet to the easterly margin of Earhart Road; thence along the easterly margin of Earhart Road South 2 degrees 02 minutes East 283.35 feet to the point of beginning, and containing 9.536 acres, more or less.

INCLUDED IN THE DESCRIPTION BUT EXCLUDED FROM THE CONVEYANCE IS THE PROPERTY DESCRIPTION AS TRACT ONE ABOVE AND THE 3.0 ACRES MORE OR LESS CONVEYED IN BOOK 5067, PAGE 549, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. THE REMAINING PROPERTY FOR TRACT II IS 3.536 ACRES MORE OR LESS.

Being the same property conveyed to Joe Duncan, Sr. by deed of record from Ronnie L. Jones and wife, Charlotte V. Jones dated October 19, 1982 and recorded October 28, 1982 of record in Book 5956, Page 204, Register's Office, Davidson County, Tennessee.

Joseph F. Duncan, Sr., Joe Duncan, Sr. and Joe F. Duncan, Sr. are one in the same person.
Patty S. Duncan, spouse of Joseph F. Duncan, Sr., herein joins to convey any and all rights and interests she may have, if any.

Tract III

A tract of land located in Davidson County, Tennessee being described as Lot No. 1 according to a survey fo Jenkins Land Surveying dated August 24, 1984, as follows:

Beginning at an iron pin in the easterly margin of Earhart Road, being the northwest corner of the lands of Duncan by deed of record in Book 5958, Page 204, Register's Office, Davidson County, Tennessee; thence North 82 degrees 00 minutes East 942.67 feet to an iron pin; thence North 2 degrees 02 minutes West 109.0 feet to an iron pin; thence South 87 degrees 01 minutes West 669.22 feet to an iron pin; thence S 06 degrees 47 minutes East 28 feet to an iron pin; thence South 81 degrees 37 minutes West 271.39 feet to an iron pin in the easterly margin of Earhart Road; thence South 1 degree 19 minutes East 140 feet along said margin to the point of beginning, containing 2.99 acres, more or less.

Being the same property conveyed to Joseph F. Duncan, Sr. by deed of record in Book 6396, Page 958; 7023, Page 369 and Book 11000, Page 785, Register's Office, Davidson County, Tennessee.

Tract Four

A tract of land lying and being in the 4th Civil District of Davidson County, Tennessee, said tract being a 10 foot strip lying along the southerly portion of Grantee's property more particularly described as follows:

Beginning at a point in the easterly margin of Earhart Road, said point being the southwest corner of the herein described strip of land and being the northwest corner of the tract of land conveyed to Joe Duncan, Sr., as of record in Book 5956, Page 204, Register's Office for said County; thence North 82 degrees East 942.67 feet to a point; thence North 2 degrees 02 minutes West 10 feet to a point; thence South 82 degrees West 942.67 feet, more or less, to a point in the easterly margin of Earhart Road; thence South 2 degrees 02 minutes East along said road 10 feet to the point of beginning.

Being the same property conveyed to Joe Duncan, Sr. by deed of record from Ronnie L. Jones and wife, Charlotte V. Jones dated May 21, 1984 of record in Book 6365, Page 276, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all easements and minimum building setback lines of record.
This is the same description as in previous deed of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.
Acreage is for identification purposes only, exact acreage is not intended or insured.

unimproved ☐

This is improved ☒ property, known as 3575 Earhart Road, Mt. Juliet, TN 37122

(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 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 my/our hand(s) this 25th day of October, 2004.

Joseph F. Duncan, Sr.

Patty S. Duncan

STATE OF ~~TENNESSEE~~ FLORIDA

COUNTY OF ~~WILSON~~ LEE

Personally appeared before me, a Notary Public in and for said County and State, the within named Joseph F. Duncan, Sr. and wife, Patty S. 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/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 25nd day of October, 2004.

Commission expires: _

KATHRYN ANN NEFF
MY COMMISSION # DD 214561
EXPIRES: September 18, 2007
Bonded Thru Notary Public Underwriters

Notary Public