TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. & Mrs. Hubert Wayne Duncan, Jr. (NAME)	Guaranty Mortgage Company, (NAME)	5D-51420
119 Colemont Court, (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street, (STREET ADDRESS)	BOOK 4374 PAGE 556
Antioch, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

This instrument prepared by William D. Wheeler, P. O. Box 8864, Nashville, Tenn. 37211

For and in consideration of the sum of Ten and No/100 - ($10.00) - - - - - - - - - - - - - - - - DOLLARS cash in hand paid by Hubert Wayne Duncan, Jr., and wife, Mary T. Duncan

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, Bill Wheeler Construction Co., Inc., a Tennessee Corporation, with its principal office and place of business at Nashville, Tennessee,

hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said 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 Lot No. 213 on the Plan of Colewood Acres, Section 3, as of record in Book 4175, page 45, Register's Office for said County. Said Lot No. 213 fronts 76.00 feet on the southwesterly margin of Colemont Court and extends back 172.8 feet on the northwesterly line and 254.1 feet on the southeasterly line to a line in the rear, which is a broken line, on which it measures 129.79 feet. Being part of the same property conveyed to Bill Wheeler Construction Co., Inc., by deed from Shufeld Company of record in Book 4311, page 90, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

This is unimproved ( ) improved (X) property, known as 119 Colemont Court, Antioch, Tenn. (House Number) (Street) (P. O. Address:) (City or Town) (Postal Zone)

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 it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 14th day of October, 1969.

Bill Wheeler Construction Co., Inc.

Attest: ______________________ By: [signature]

William D. Wheeler, President

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Before me, A. M. Tenison, a Notary Public within and for the State and County aforesaid, personally appeared William D. Wheeler XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President aXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX of the Bill Wheeler Construction Co., Inc. the within named bargainor, a corporation, and that (he) as such President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said William D. Wheeler as such President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and official seal at office at Nashville, Tennessee on this the 14th day of October, 1969.

My commission expires February 14, 1973 [signature] Notary Public.

TENNESSEE TITLE COMPANY

Corporate Warranty Deed

FROM

BILL WHEELER CONSTRUCTION CO., INC.

To

HUBERT WAYNE DUNCAN, JR., ET UX

REGISTER STAMP BELOW

The actual consideration for this transfer or value of property (whichever is greater) is $ 20,300.00 which is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 14th day of October, 1969.

A. M. Tenison, Notary Public
My Commission Expires Feb. 14, 1973

PUT REVENUE STAMPS HERE:

GUARANTY MORTGAGE CO. OF NASHVILLE

PUT COUNTY COURT CLERK'S STAMP HERE:

A 5 8 4 5 5

IDENTIF. REFERENCE
OCT 24 8 57 AM '69
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

BOOK 4374 PAGE 557

OCT 24 93	CONV	20,300.00			
OCT 24 93 S'TAX			B*	52.78	
OCT 24 93 PR'FEE			B*	.50	
OCT 24 93	W'DEED		B*	3.00	* 56.28