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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

DORRIS PERRY DUKE and wife,

MARY ELSIE DUKE

TO

MRS. BEATRICE WANTLAND

For draftsman's use

This instrument prepared by
Frank M. Newman, Attorney,
2623 Lebanon Road, Donelson,
Tennessee 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Beatrice Wantland (NAME)	Guranty Mortgage Company (NAME)	[redacted]
185 Jacksonian Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	1-D 31378
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37201 (CITY) (STATE) (ZIP)	Map 74-12 Par. 40 PW

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

JAN 21 12 15 PM '71

REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 17,488.75

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January, 1971

Notary Public

MY COMMISSION EXPIRES: 8 April 1972

(AFFIX SEAL)

B 0 2 6 7 0

For and in Consideration of the sum of $10.00

Ten Dollars - DOLLARS

cash in hand paid by the grantee herein and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantee herein assume and agree to pay the remaining unpaid balance of $11,738.75 of a note dated November 19, 1962 secured by a deed of trust, of record in Book 3510, page 91, in the Register's Office for Davidson County, Tennessee, we,
Dorris Perry Duke and wife, Mary Elsie Duke,

have bargained and sold, and by these presents do transfer and convey unto the said

Mrs. Beatrice Wantland

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 635 on the Plan of Hermitage Hills, Section 7, of record in Book 3300, pages 62 and 63, Register's Office for said County.

Said Lot No. 635 fronts 80 feet on the northeasterly margin of Jacksonian Drive and runs back between lines, measuring 171.18 feet on the northwesterly side and 129 feet on the southeasterly side to a broken line in the rear on which it measures 92.4 feet.

Being the same property conveyed to Dorris Perry Duke and wife, Mary Elsie Duke, by deed from John Robert Spivey and wife, Malene P. Spivey, of record in Book 3877, page 604, Register's Office for Davidson County, Tennessee.

JAN21F	CONV	17,488.75			
JAN21F	S'TAX		A*	45.50	
JAN21F	PR'FEE		A*	.50	
JAN21F	WDEED		A*	3.00	* 49.00

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This is unimproved ( ) improved (X) property, known as 185 Jacksonian Drive, Hermitage, Tennessee 37076
(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 Mrs. Beatrice Wantland her heirs and assigns, forever.

And we do covenant with the said Mrs. Beatrict Wantland 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.

And we, Dorris Perry Duke and wife, Mary Elsie Duke, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mrs. Beatrice Wantland her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 21st day of January, 1971

Dorris Perry Duke

Mary Elsie Duke

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 Dorris Perry Duke and wife, Mary Elsie Duke,

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee,

Tennessee, this 21st day of January, 1971.

Mary F. Conway, Notary Public.

Commission expires 8/22/72.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared .....,

with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be .....

..... of the .....,

the within named bargainor, a corporation, and that ..... he as such .....,

being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in .....,

this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....