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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,846.38

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April 19 74

Notary Public

MY COMMISSION EXPIRES: Aug 27 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & HARRIS, ATTORNEYS 807 American Trust Building, Nashville, Tenn.-37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Murtaugh (NAME)	Security Federal Savings & Loan (NAME)	Map 142-2
7477 Harrow Drive (STREET ADDRESS OR ROUTE NUMBER)	500 Union Street (STREET ADDRESS)	Par 112
Nashville, Tennessee-37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee-37219 (CITY) (STATE) (ZIP)	

FOR AND IN 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 EDMOND DUQUETTE, III and wife, OPAL KAY DUQUETTE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN M. MURTAUGH and wife, MARTHA MURTAUGH

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:

LAND in Davidson County, Tennessee, being Lot No. 154 on the Plan of Cross Timbers, Section 3, as of record in Book 4175, page 21, said Register's Office.

SAID Lot No. 154 fronts 85.0 feet on the southerly side of Harrow Drive and extends back 162.1 feet on the easterly line and 164.8 feet on the westerly line to a dead line, measuring 85.04 feet thereon.

BEING the same property conveyed to Joseph Edmond Duquette, III and wife, Opal Kay Duquette, by deed from Gene Caldwell and wife, Rita K. Caldwell, of record in Book 4718, page 710, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Security Federal Savings and Loan Association, of record in Book 4718, page 712, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 7477 Harrow Drive, Nashville, Tennessee-37221
(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 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 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 our hand, s this 24th day of April, 19 74

Joseph Edmond Duquette, III

Opal Kay Duquette

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Edmond Duquette, III and wife, Opal Kay Duquette

Joseph Edmond Duquette, III
Opal Kay Duquette

the bargainor S, 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, this 24th day of April 1974

Commission expires Aug 27th 1974

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

JOSEPH EDMOND DUQUETTE, III, ET UX

TO

JOHN M. MURTAUGH, ET UX

C 51643

IDENTIF. REFERENCE

Apr 25 2 57 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 25	CONV	34,896.39			
APR 25	S'TAX		A*	90.74	
APR 25	PR'FEE		A*	.50	
APR 25	W'DEED		A*	4.00	* 95.24

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FILE: CASTLEMAN AND HARRIS
Attorneys at Law