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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Maurice Karr, Trustee and
Maurice Karr Et Ux

RETURN TO

CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

TO

Vance Ray Duck Et Ux

For draftsman's use

This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vance Ray Duck (NAME)	First and Mid-South Mortgage Co. (NAME)	96-14
3014 Boulder Park Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	247
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

D09325

IDENTIF. REFERENCE T

AUG 1 1 30 PM '75

FEE AND TAX PAID IN REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 28,950.00 Vance Ray Duck
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 1975

Notary Public

MY COMMISSION EXPIRES: August 21, 1976

(AFFIX SEAL)

NOTARY PUBLIC

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- DOLLARS

cash in hand paid by VANCE RAY DUCK and wife, CHARLOTTE D. DUCK, and other good and valuable considerations, receipt of which is hereby acknowledged,

AUG-1 75	CONV	28,950.00			
AUG-1 75	S'TAX		A*	75.14	
AUG-1 75	PR'FEE		A*	.50	
AUG-1 75	W'DEED		A*	4.00	* 79.64

MAURICE KARR, Trustee and Maurice Karr individually & wife, Joy R. Karr

do
It has XXX have bargained and sold, and by these presents XX transfer and convey unto the said

VANCE RAY DUCK and wife, CHARLOTTE D. DUCK

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. 227, on the Plan of Hickory Bend, Section 4, of record in Book 4175, Page 34, Register's Office for said County.

SAID Lot No. 227 fronts 70.0 feet on the westerly side of Boulder Park Drive and runs back 119.6 feet on the northerly line to a witness line, and on 30 feet, more or less, to the center of McCrory Creek, and runs back 115.8 feet on the southerly line to a witness line, and on 20 feet, more or less to the center of McCrory Creek, measuring 70.10 feet on the said witness line, and measuring 71 feet, more or less along the center line of McCrory Creek.

BEING Part of the same property conveyed to Maurice Karr, Trustee, with full power by deed from Waterfalls Developers, Inc. of record in Book 4368, Page 182, Register;s Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owners certificate, a 30-foot minimum building setback line from Boulder Park Drive and a 20-foot easement for public utility and drainage purposes along the witness line at the rear of said lot; restrictions of record in Book 4272, Page 832, and Book 4367, Page 805, said Register's Office for Davidson County, Tennessee.

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This is unimproved (x) improved property, known as 3014 Boulder Park Drive (House Number) (Street) Nashville 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 VANCE RAY DUCK and wife, CHARLOTTE D. DUCK their heirs and assigns, forever.

And we do covenant with the said VANCE RAY DUCK and wife, CHARLOTTE D. DUCK 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, except as of record.

And we, Maurice Karr, Trustee and Maurice Karr and wife, Joy R. Karr do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said VANCE RAY DUCK and wife, CHARLOTTE D. DUCK, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 21st day of July, 19 75

Maurice Karr Trustee
MAURICE KARR, TRUSTEE

Maurice Karr
MAURICE KARR, INDIVIDUALLY

Joy R Karr
JOY R. KARR

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 Maurice Karr Trustee, and Maurice Karr and wife, Joy R. Karr

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, this 21st day of July, 19 75

Marshall D Karr, Notary Public.

Commission expires Nov. 26, 1978

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 .....