BOOK 4965 PAGE 760

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,000.00

Ronald R. Clouse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 19 75

William B. Bruce
Notary Public

MY COMMISSION EXPIRES: May 1, 1979
(AFFIX SEAL)

Mail to

THIS INSTRUMENT WAS PREPARED BY
WILLIAM B. BRUCE, Atty., 2108 Parkway Towers, Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan Duer, Et Ux (NAME)	Guaranty Mortgage Co. (NAME)	74-8-176
386 Bonnavale Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37238 (CITY) (STATE) (ZIP)	4D 34510

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, Ronald R. Clouse and wife, Barbara S. Clouse

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dan Duer and wife, Jane G. Duer

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:

Being Lot No. 889 on the Plan of Hermitage Hills, Section 8, as of record in Book 3600, page 24, Register's Office for said County. Said Lot No. 889 fronts 75.0 feet on the northerly side of Bonnavale Drive and extends back 161.8 feet on the westerly line and 179.8 feet thereon.

Being the same property conveyed to Ronald R. Clouse and wife, Barbara S. Clouse, by deed from Steve Chapman and wife, Shelia Chapman, as of record in Book 4506, page 971, said Register's Office.

This is unimproved ( ) improved (X) property, known as 386 Bonnavale Drive, Hermitage, Tennessee
(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 28th day of October, 19 75

Ronald R. Clouse

Barbara S. Clouse

STATE OF TENNESSEE
Davidson County

Personally appeared before me, William Bruce, a Notary Public in and for said County and State, the within named Ronald R. Clouse and Barbara S. Clouse

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 25th day of October 19 75

Commission expires May 1, 1979

William [illegible]
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 (his oath / their several oaths) acknowledged (himself / themselves) 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

RONALD R. CLOUSE and wife,

BARBARA S. CLOUSE

TO

DAN DUER and wife, JANE G. DUER

D 2 1 9 1 7

IDENTIFICATION REFERENCE

Oct 29 9 12 AM '75

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 29 75	CONV	33,000.00			
OCT 29 75	S'TAX		A*	85.80	
OCT 29 75	PR'FEE		A*	.50	
OCT 29 75	W'DEED		A*	4.00	* 90.30