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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 $ 28,673.10

Fred Larry Duer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November, 19 75

Notary Public

MY COMMISSION EXPIRES: 5-29-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY, 3300 Hillsboro Road, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred Larry Duer , et ux (NAME)	HOME FEDERAL SAVINGS & LOAN ASS'N. (NAME)	Map 148-8
828 Oakwood Terrace (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	Par 56
Antioch, Tennessee, 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee - 37219 (CITY) (STATE) (ZIP)	02-DU-23216

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, DAVID W. CARVER and wife, SUZANNE CARVER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRED LARRY DUER and wife, DOROTHY EDITH 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:

LAND in Davidson County, Tennessee, being Lot No. 44 on the Plan of Oakwood Terrace, Section One, as of record in Book 4460, pages 54 and 55, Register's Office for said County.

SAID Lot No. 44 fronts 60.0 feet on the southerly side of Oakwood Terrace Drive and runs back between lines 145.42 feet on the westerly side line and 146.88 feet on the easterly side line, to a line at the rear measuring 60.02 feet thereon.

BEING all of the same property conveyed to David W. Carver and wife, Suzanne Carver, by deed from American Homes, of record in Book 4683, page 801, Register's Office for Davidson County, Tennessee.

SUBJECT to 1975 taxes which Grantees assume.

SUBJECT to restrictions of record in Book 4559, page 72, and Plan of record in Book 4460, pages 54 and 55, 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 Home Federal Savings & Loan Association, of record in Book 4683, page 803, 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.

unimproved ( )
This is improved (X) property, known as 828 Oakwood Terrace Drive, Antioch, Tennessee - 37013
(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 7th day of November, 19 75

David W. Carver

Suzanne Carver

David W. Carver

Suzanne Carver

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 David W. Carver and wife, Suzanne Carver

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 7th day of November 19 75

Commission expires 5-29-77

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) acknowledged (themselves) (himself) 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

G# 195043

WARRANTY DEED

FROM

DAVID W. CARVER, ET UX

TO

FRED LARRY DUER, ET UX

D 23733

IDENTIF. REFERENCE

Nov 10 3 11 PM '75

FELIX A. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

NOV 10 75	CONV	28,673.10			
NOV 10 75	S'TAX		A*	74.62	
NOV 10 75	PR'FEE		A*	.50	
NOV 10 75	W'DEED		A*	4.00	* 79.12

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.