FORM NO. WD-1

BOOK 4987 PAGE 951

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January, 1976.

Notary Public

MY COMMISSION EXPIRES: March 5, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS 507 Stahlman Bldg. Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leroy T. Duff etux (NAME)	Allstate Enterprises Mortgage Corp. (NAME)	16DA-12590
1103 Clayton Ave. (STREET ADDRESS OR ROUTE NUMBER)	927 S. Manchester Ave. (STREET ADDRESS)	
Nashville, TN. 37204 (CITY) (STATE) (P. O. ZIP)	Anaheim, Calif. 92803 (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~~ I, MILDRED J. DAVIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEROY T. DUFF and wife, BRENDA J. DUFF

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 the westerly 60 feet of Lot No. 19 on the Map of the Subdivision of the south part of Dr. L.G. Noel's property, as of record in Book 547, page 105, Register's Office for said County.

SAID part of Lot No. 19 fronts 60 feet on the southerly side of Clayton Avenue and runs back between parallel lines, 140 feet to a dead line.

BEING the same property conveyed to B.V. Davis and wife, Mildred J. Davis by Deed from John N. Lowrance and wife, Leota G. Lowrance of record in Book 1157, page 660, Register's Office for Davidson County, Tennessee. The said B.V. Davis having since died.

This conveyance is subject to any and all regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is ~~unimproved~~ improved property, known as 1103 Clayton Ave. Nashville, Tennessee 37204
(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 my hand this 9th day of January, 19 76

Mildred J. Davis
MILDRED J. DAVIS

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 Mildred J. Davis

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of January 19 76

Commission expires March 5, 1979

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

MILDRED J. DAVIS

TO

LEROY T. DUFF ETUX

D 3 1 9 1 5

IDENTIF. REFERENCE

JAN 13 12 39 PM '76

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 13 76	CONV	29,750.00			
JAN 13 76 S'TAX			B*	77.22	
JAN 13 76 PR'FEE			B*	.50	
JAN 13 76	W'DEED		B*	4.00	* 81.72