FORM NO. WD-1

BOOK 4934 PAGE 371

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

Calvin Criston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February 1976.

Notary Public

My Commission Expires: Aug. 14 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calvin Criston (NAME)	Fidelity Federal Savings & Loan (NAME)	
440 Carl Miller Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	172-4
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	9 pw

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, Dan Duer and wife, Priscilla Jane Duer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Calvin Criston and wife, Rachel Christon

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. 13 on the Plan of Monte Carlo Estates Section 1, of record in Book 4675, page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 85.0 feet on the southwesterly side of Carl Miller Drive and runs back 163.02 feet on the south line and 177.02 feet on the north line to a rear line of 110.16 feet.

Being part of the same property conveyed to Dan Duer and wife, Priscilla Jane Duer by deed from George W. Jones, Jr. and wife, Margaret E. Jones of record in Book 4916, page 895, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 440 Carl Miller Drive (House Number) (Street) Antioch, Tennessee (P. O. Address) (City or Town) 37013 (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 2nd day of February, 1976

Dan Duer

Priscilla Jane Duer

RECORDED 1976

STATE OF TENNESSEE
Davidson County

BOOK 4994 PAGE 372

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dan Duer and wife, Priscilla Jane Duer

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 2nd day of February, 1976.

Commission expires My Commission Expires AUG. 14, 1978

Robert W. Thurman
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

L#750223-7 $38,000.00

WARRANTY DEED

FROM
Dan Duer et ux

TO
Calvin Criston et ux

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

D 34879

IDENTIF. REFERENCE

FEB 5 11 14 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-5%	CONV	38,000.00			
FEB-5%S'TAX			B*	98.80	
FEB-5%PR'FEE			B*	.50	
FEB-5%	W'DEED		B*	4.00	* 103.30