This instrument prepared by:
Hugh C. Howser, Jr.
300 James Robertson Parkway
Nashville, Tennessee 37201

# WARRANTY DEED

BOOK 5005 PAGE 776

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Kenneth Duncan | Home Federal Savings & Loan | MAP 41-2 |
| (NAME) | (NAME) | |
| 1103 Bell Grimes Lane | Fourth Avenue | PAR. 16.3 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Madison, Tennessee | Nashville, Tennessee | MP |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100 ---------- ($10.00) ---------- *Dollars,* cash in hand paid by Kenneth Duncan, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, including the grantee's agreement to assume and pay the balance of a deed of trust note, secured by a deed of trust to Charles Nelson, Jr., of record in Book 4465, Page 865, RODC, Tennessee

B & V Enterprises

*have this day bargained and sold, and do hereby transfer and convey unto the said* Kenneth Duncan

his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

TRACT I: Land in Davidson County, Tennessee, being part of Tract No. 7 marked reserved for Commercial as of record in Book 2133, Page 125, Register's Office for said County, described according to an unrecorded plan made by Hickerson & Pleasant Engineers Co., dated May 24, 1967, as follows:

Beginning on the southerly margin of Bell Grimes Lane at the northeasterly corner of Lot No. 11; thence with the southerly margin of Bell Lane, south 85 deg. 11' east 8.74 feet; thence with the southerly margin of Bell Lane 125 feet, more or less; thence south 4 deg. 52' west 223.64 feet; thence south 87 deg. 22; west 201.56 feet; thence northerly 252.96 feet to the beginning.

Being part of the real property conveyed to B & V Enterprises by deed from Gaines & Gaines Construction Company, Inc. as of record in Book 4535, Page 573, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 83,000.00

Affiant

Subscribed and sworn to before me, this the 15 day of March 1976

Notary Public

My commission expires: October 11, 1976 (Affix Seal)

This is unimproved (X) improved ( ) property, known as 1103 Bell Grimes Lane, Madison, Tenn. 37115 (House Number) (Street) P. O. Address: (City or Town

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* B & V Enterprises its *(successors), heirs and assigns forever.* It *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

It *further covenant and bind* its *heirs and representatives, to warrant and forever defend the title to said real estate to said* Kenneth Duncan his *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 15 *day of* March, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

B & V Enterprises

By: Jack Swaduner, Jr. Pres

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ....., a Notary Public in and for said County and State, .....

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at.....Tennessee, this.....day of....., 19.....

.....Notary Public

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, George W. Murray, a Notary Public of the State and County aforesaid, personally appeared Jack Woodall, Jr. with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the B & V Enterprise, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Witness my hand and seal, at office in .....
this 15 day of March, 1976.

George W. Murray Notary Public

Commission expires Oct 11, 1976

| | | | | | |
|---|---|---|---|---|---|
| MAR 16 76 | CONV | 83,000.00 | | | |
| MAR 16 76 S'TAX | | | B* | 215.80 | |
| MAR 16 76 PR'FEE | | | B* | .50 | |
| MAR 16 76 | W'DEED | | B* | 4.00 | * 220.30 |

WARRANTY DEED

FROM

B & V Enterprise

TO

Kenneth Duncan

D 40267

IDENTIF. REFERENCE

MAR 16 11 59 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238