BOOK 5009 PAGE 759

FORM NO. WD-1

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,900.00

Lawrence F. Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March 19 76.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LAWRENCE F. MORGAN (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	MAP 172-4
436 Carl Miller Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	PAR. 8
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	M-P

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 Lawrence F. Morgan and wife, Pixy Lynn Morgan

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

Beginning at a point in the west margin of Carl Miller Drive, said point being the common front corner of lots 13 and 14; thence leaving said margin and running in a generally southwest direction 177.02 feet to a point; thence west 20.45 feet; thence north 174.39 feet to a point in the south margin of an unnamed street; thence with the said margin around a curve to the left 81.30 feet to a point; thence around a curve to the right 36.97 feet to a point in the west margin of Carl Miller Drive; thence with the said margin 65.91feet to a point; thence continuing with said margin 34.09 feet to the point of beginning.

Being 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 said Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 436 Carl Miller Drive (House Number) (Street) Antioch, TN. 37013 (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 23rd day of March, 19 76

Dan Duer

Priscilla Jane Duer

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
Davidson County

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

the bargainors, 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 23rd day of March 19 76.

Commission expires 12-11-78

Samuel E. Jackson
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

430134-8

WARRANTY DEED

FROM
Dan Duer and wife, Priscilla Jane Duer

TO
Lawrence F. Morgan

D 42166

IDENTIF. REFERENCE

MAR 29 2 56 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

MAR29 76	CONV	6000.00			
MAR29 76	S'TAX		B*	95.94	
MAR29 76	PR'FEE		B*	.50	
MAR29 76	W'DEED		B*	4.00	* 100.44

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.