THIS INSTRUMENT WAS PREPARED BY:
WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

BOOK 5014 PAGE 421

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS	Map	Par
Dan Duer et ux	Same	5DU-55458	162-6	368
(NAME)	(NAME)	5DU-55459	162-6	369
2405 12th Avenue South		5DU-55460	162-6	370
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	5DU-55528	162-6	388
Nashville, TN. 37203		5DU-55473	162-6	389
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	5DU-55475	162-6	390

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) ---------- *Dollars,*
cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged.

STANDARD DEVELOPMENT CORPORATION *has bargained and sold, and does hereby transfer and convey unto the said* Dan Duer and wife, Janie Duer their ~~heirs~~), *heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

LAND in Davidson County, Tennessee, being Lots Nos. 52,69,70 and 71 on the plan of Bess Estates, Section Two, of record in Book 4675, page 5, and Lots Nos. 53 and 54 on the plan of Resubdivision Lots 53 & 54, Bess Estates, Section Two, of record in Book 4660, page 196, all in the Register's Office for said County.

BEING part of the same property conveyed to Standard Development Corporation by deed from Josephine Yoest Bess and Husband M.R. Bess, of record in Book 4664, page 787, 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 $ 36,000.00

Subscribed and sworn to before me, this the 8th day of April 19 76

Affiant Dan Duer

My commission expires: 9-8-79 (Affix Seal)

Notary Public Patricia A. Hall

unimproved ( )
This is improved (XX) property, known as Lots 52,53,54,69,70 & 71, Bess Estates (House Number) (Street) P. O. Address: (City or Town) Davidson County, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their ~~heirs~~, *heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their ~~heirs~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand this* 8th *day of* April, 19 76, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STANDARD DEVELOPMENT CORPORATION

T.P. Stephens, Jr., Pres.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* T.P. Stephens, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Standard Development Corporation, *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee *this* 8th *day of* April, 19 76

Patricia S. Price
Notary Public

Commission expires 9-8-79

CO 36,000.00	MO
WD 400	MS
TD	ST 93.60
CC	ST
MR	PF 50
UCC	TOTAL 98.10

WARRANTY DEED

FROM

STANDARD DEVELOPMENT CORPORATION

TO

DAN DUER ET UX

D44209

IDENTIF. REFERENCE

APR 12 11 10 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

ROOM - BOX 8

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
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