FORM NO. WD-1

BOOK 5014 PAGE 435

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 19 76

Notary Public

MY COMMISSION EXPIRES: 4-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTORNEYS, 401 Union Street, Nashville, Tennessee, 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry L. Duffield (NAME)	Engel Mortgage Company, Inc. (NAME)	Map. 133-16
4813 Citrus Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	Par. 101
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	5DU 10566

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, GEORGE MARGRAVE, TRUSTEE, with full power to sell, transfer and convey with joinder of beneficiary, and wife, THELMA JEAN MARGRAVE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERRY L. DUFFIELD and wife, ALICE P. DUFFIELD

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. 46 on the plan of Kenilworth Estates, Section Three, of record in Plan Book 2900, pages 149 and 150, Register's Office for said County.

SAID Lot No. 46 fronts 74.9 feet on the westerly margin of Citrus Drive and extends back 140.0 feet on the northerly line and 139.0 feet on the southerly line to a dead line in the rear, measuring 64.0 feet thereon.

BEING the same property conveyed to George Margrave, Trustee, with full power to sell, transfer and convey with joinder of beineficiary, by deed from Harry L. McGuire and wife, Catherine P. McGuire, of record in Book 4978, page 610, Register's Office for Davidson County, Tennessee.

The undersigned, George Margrave, who took title as "Trustee" in the aforesaid deed, hereby declares that there was no actual trust; but that he was acquiring title for his own use and benefit and wished to avoid the necessity for having his wife join in re-conveyance of the property. Accordingly, he and his wife are all of the persons having a beneficial interest in the property, there being no trust beneficiaries.

This is unimproved ( ) improved (X) property, known as 4813 Citrus Drive, Nashville, Tennessee, 37211
(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 our hand s this 8th day of April, 19 76

George Margrave, Trustee

George Margrave, Trustee

Thelma Jean Margrave

Thelma Jean Margrave

STATE OF TENNESSEE
Davidson County

BOOK 5014 PAGE 436

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Margrave, Trustee and wife, Thelma Jean Margrave

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 8th day of April 1976.

Commission expires 9-8-77

Patricia A. Green
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 GEORGE MARGRAVE, Trustee, et ux

TO TERRY L. DUFFIELD, et ux

D 44216

IDENTIF. REFERENCE

APR 12 11 19 AM '76

FEE & REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

Ray Boyd NASHVILLE, TENN.

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

CO 29,500.00	MO
WD 400	MS
TD	ST 76.70
CC	ST
MR	PF 50
UCC	TOTAL 81.20