WARRANTY DEED

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STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,748.50

Robert S. Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 1976.

Notary Public

MY COMMISSION EXPIRES: 11/20/78
(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
Robert S. Duke (NAME)	The Lomas & Nettleton Co. (NAME)	95-8
317 Tamworth Dr. (STREET ADDRESS OR ROUTE NUMBER)	24th Floor, L & C Tower (STREET ADDRESS)	61
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	Pul

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, Ronny H. Shelton and wife, I. Jane Shelton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert S. Duke and wife, Phyllis V. Duke

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. 152, Eva-Mor Heights Section 2, as of record in Book 1835, page 30, Register's Office for said County.

Said Lot No. 152 fronts 75 feet on the east side of Tamworth Drive and extends back between lines, measuring 174.88 feet on the north line and 173.69 feet on the south line, to a dead line in the rear, measuring 75.feet thereon.

Being the same property conveyed to Ronny H. Shelton and wife, I. Jane Shelton by deed from Charles H. Moore and wife, Evelyn A. Moore, as of record in Book 4606, page 935, said Registers Office.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated June 2, 1972, and filed for record June 2, 1972, in the office of the recorder of deeds of Davidson County, TN., in Book 4606, page 937, and note of even date thereby secured, in the original principal amount of $17,000.00, payable to Lomas & NettletonCo., which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligation of Ronny H. Shelton and wife, I. Jane Shelton, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising

(Over)

This is ( ) unimproved (X) improved property, known as 317 Tamworth Dr. Nashville, TN. 37214
(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 16th day of July, 19 76

Ronny H. Shelton I. Jane Shelton

STATE OF Tennessee
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronny H. Shelton and wife, I. Jane Shelton,

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, TN. this 19th day of July, 1976

Commission Expires 11/20/78 John M. Gomez, Notary Public.

STATE OF
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 purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such

JUL 19 STAX
JUL 19 PRFEE
JUL 19 RECD

62.92
B* .50
B* 4.00 * 67.42

WITNESS my hand and official seal at office at on this the day of , 19

My commission expires Notary Public

from the guaranty or insurance of the indebtedness above mentioned.

The escrow account as it relates to this porperty is hereby transferred to the Grantees, as is the hazard insurance.

RETURN TO:
DICK WINECOFF & ASSOCIATES
2831 LEBANON ROAD
DONELSON, TENN. 37214

WARRANTY DEED

FROM
Ronny H. Shelton et ux

TO
Robert S. Duke et ux

TITLE INSURED BY POLICY NUMBER:

D 59081

Title Associates, Inc. Davidson County, Tenn. Register's Office

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York