BOOK 5058 PAGE 453

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,600.00

Richard J. Joyce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August 1976.

Notary Public

MY COMMISSION EXPIRES: 3-8-80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTORNEYS, 401 Union Street, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL, NUMBERS
Richard J. Joyce (NAME)	Commerce Union Bank (NAME)	150-2
520 Moss Landing Drive (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers, Suite 2114 (STREET ADDRESS)	53
Nashville, Tennessee, 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	2D-67155

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, JANIE DUER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD J. JOYCE and wife, JUDITH K. JOYCE

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. 76 on the plan of Percy Priest Meadows, Section Two, of record in Plan Book 4860, page 15, Register's Office for said County.

SAID Lot No. 76, which is a corner lot, fronts 70.95 feet on the northeasterly margin of Moss Landing Drive and fronts 115.00 feet on the southeasterly margin of ~~Marsh~~ Charlton Drive, said frontages being joined by a curve having a length of 40.62 feet, and extends back 121.80 feet on the northeasterly line and 152.00 feet on the southeasterly line to a point of intersection.

BEING part of the same property conveyed to Dan Duer and wife, Janie Duer by deed from Leonard E. Arnold and wife, Shirley A. Arnold of record in Book 4996, page 853, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 520 Moss Landing Drive, Nashville, Tennessee, 37217
(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 13th day of August, 19 76

Dan Duer
Dan Duer

Janie Duer
Janie Duer

STATE OF TENNESSEE
Davidson County

BOOK 5058 PAGE 454

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dan Duer and wife, Janie 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 13th day of August, 1976

Commission expires 3-8-82

John W. Adams
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

WARRANTY DEED

FROM

DAN DUER, et ux

TO

RICHARD J. JOYCE, et ux

D 63694

IDENTIFICATION REFERENCE

AUG 18 9 08 AM '76

REGISTER
DAVIDSON CO., TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

Box 8

WILKINS, ATTORNEYS
FIDELITY BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

AUG 18 76	CONV	43,600.00	B*	113.36	
AUG 18 76	S'TAX		B*	.50	
AUG 18 76	PR'FEE		B*	4.00	* 117.86
AUG 18 76	W'DEED				