This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
RUSSELL H. ALLEN, JR. ET UX,
NANCY S. ALLEN

TO
HILMAN F. DUNCAN ET UX,
AVINELL DUNCAN

For draftsman's use

This instrument prepared by:
COPAS & HAMILTON, Attys
129 Cherry Street
Lebanon, TN 37087

BOOK 5059 PAGE 426

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HILMAN F. DUNCAN (NAME)	THE CHAMBERLAIN COMPANY (NAME)	3D-39325
246 Lisa Lane (STREET ADDRESS OR ROUTE NUMBER)	720 Walnut Street (STREET ADDRESS)	Map 95-5
Nashville Tenn. (CITY) (STATE) (P. O. ZIP)	Chattanooga Tenn (CITY) (STATE) (ZIP)	Par 78

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

AUG 20 10 32 AM '76

FEE REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$32,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August, 1976.

Notary Public

MY COMMISSION EXPIRES: Sept. 16, 1978

(AFFIX SEAL)

D64135

For and in Consideration of the sum of Ten- - - - - - - - - - -and No/100 ($10.00) DOLLARS and other good and valuable consideration including grantees agreement to assume and to pay the balance of the mortgage indebtedness on the premises of record in Trust Deed Book 4708, page 369, R.O.D.C. and to execute one Subordinate Deed of Trust Note of even date herewith in the principal sum of $3,000.00, payable to the order of Russell H. Allen, Jr., Nancy S. Allen and Gamaliel Bank, in monthly installments of $60.83 each, which includes both principal and interest from date at the rate of 8% per annum, for a period of 60 months from date with the privilege of prepayment reserved and to furthermore execute one Subordinate Deed of Trust of even date herewith for the purpose of securing said Note,

we, ~~I~~ have bargained and sold, and by these presents do transfer and convey unto the said Hilman F. Duncan and wife, Avinell Duncan 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. 67 on the plan of Creekside Heights, of record in Book 2663, pages 114 and 115, Register's Office for said County.

SAID Lot No. 67 fronts 100 feet on the westerly margin of Lisa Lane and extends back 256.43 feet on the northerly line and 250.56 feet on the southerly line to a broken line in the rear, measuring 67.63 feet thereon.

BEING the same property conveyed to Russell H. Allen, Jr. and wife, Nancy S. Allen by deed from Thurman R. Williamson and wife, Joan S. Williamson, of record in Book 4708, page 367, Register's Office for Davidson County, Tennessee.

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This is unimproved ( ) improved (X) property, known as 246 Lisa Lane (House Number) (Street) Nashville, Tenn. P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hilman F. Duncan and wife, Avinell Duncan heirs and assigns, forever.

And we do covenant with the said Hilman F. Duncan and wife, Avinell Duncan 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.

And we, Russell H. Allen, Jr. and wife, Nancy S. Allen do further covenant and bind ourselves heirs and representatives, to warrant and forever defend the title to the said land to the said Hilman F. Duncan and wife, Avinell Duncan heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 19th day of August, 19 76

/s/ Russell H. Allen Jr.

/s/ Nancy S. Allen

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell H. Allen, Jr. and wife, Nancy S. Allen 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 19th day of August, 19 76.

/s/ N. S. Copas, Notary Public.

Commission expires Sept. 16, 1978

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be ....., of the ....., the within named bargainor, a corporation, and that ....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as .....

Witness my hand and seal, at office in .....,

this .....day of ....., 19.....

....., Notary Public.

Commission expires .....