ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
James L. Burns & Nancy V. Burns (NAME)	First Federal Saving & Loan (NAME)	117-2-55
3029 New Natchez Trace (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged;

we,

Frank M. Duncan and wife, Joyce M. Duncan

have bargained and sold, and by these presents do transfer and convey unto the said James L. Burns and wife, Nancy V. Burns

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 11 of Block "5" on the Plan of the Stokes Tract, as of record in Book 974, page 24, Register's Office for said County, described as follows:

Beginning on the westerly margin of Natchez Trace at the corner of Lots No. 11 and 12; thence with the westerly margin of Natchez Trace northwardly 120 feet to the southeast corner of the property conveyed to W. D. Glenn by deed from E. L. Hampton and wife, of record in Book 1058, page 142, said Register's Office, thence with Glenn's southerly line westwardly 194.5 feet, more or less, to the corner of Lots No. 17 and 18; thence with the line between Lots No. 11 and 17, southwardly 106.4 feet to the common corner of Lots No. 11, 12, 16, and 17, thence with the line between Lots No. 11 and 12 eastwardly 196.3 feet to the beginning.

Being the same property conveyed to Frank M. Duncan and wife, Joyce M. Duncan by deed of record in Book 4807, page 267, said Register's Office.

SEP-17	CONV	39,500.00			
SEP-17	S'TAX		B*	102.70	
SEP-17	P&'FEE		B*	.50	
SEP-17	W'DEED		B*	4.00	* 107.20

This conveyance is subject to easements, restrictions, set-back lines of record, and taxes for the current year, applicable to said property.

unimproved ( )
This is improved (X) property, known as 3029 (House Number) New Natchez Trace (Street)
Nashville, Tennessee 37215
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 31 day of August, 1976.

Frank M. Duncan — FRANK M. DUNCAN

Joyce M. Duncan — JOYCE M. DUNCAN

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 Frank M. Duncan and wife, Joyce M. Duncan

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 31 day of August, 1976.

My commission expires 8-13-80 Notary Public Dorothy A Wilson

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 39,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James L. Burns

Sworn to and subscribed before me
this 31 day of August, 19 76.

My commission expires 8-13-80 Notary Public Dorothy A Wilson

This instrument was prepared by:

Name	Address
~~This instrument prepared by~~ STEPHENSON AND LACKEY	First Federal Building Nashville, Tennessee 37219

WARRANTY DEED

FROM

FRANK M. DUNCAN AND WIFE,

TO

JOYCE M. DUNCAN

JAMES L. BURNS AND WIFE,

NANCY V. BURNS

D65994

IDENTIF. REFERENCE

SEP 1 1 44 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219