WARRANTY DEED

BOOK 5067 PAGE 831

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30846

X [illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 1976

[illegible]
Notary Public

MY COMMISSION EXPIRES: 11-18-78

(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
Geneva Shotwell (NAME)	First & Mid-South Mtg. Co. (NAME)	
3014 Boulder Park (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2568 (STREET ADDRESS)	96-14
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	227 FM

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, Vance Ray Duck and wife, Charlotte D. Duck

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Geneva Shotwell and husband Ray E. Shotwell

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:

Being Lot No. 227, on the Plan of Hickory Bend Subdivision, Sect. 4, as of record in Plat Book 4175, page 34, said Register's Office.

Said Lot No. 227 fronts 70.0 feet on the westerly side of Boulder Park, Drive and runs back 119.6 feet on the northerly line to a witness line, and on 30 feet, more or less, to the center of McCrory Creek, and runs back 115.8 feet on the southerly line to a witness line, and on 20 feet, more or less to the center of McCrory Creek, measuring 70.10 feet on the said witness line, and measuring 71 feet, more or less along the center line of McCrory Creek.

Being the same property conveyed to Vance Ray Duck and wife, Charlotte D. Duck by deed from Maurice Karr, Trustee and Maurice Karr individually and wife, Joy R. Karr, as of record in Book 4937, page 827, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3014 Boulder Park 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 31st day of August, 1976

X Vance Ray Duck

X Charlotte D. Duck

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 Vance Ray Duck and wife, Charlotte D. Duck

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 day of August, 1976

Commission Expires 11-18-78 Notary Public

STACEY BOLES NOTARY PUBLIC DAVIDSON COUNTY

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

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

My commission expires Notary Public

D 67621

IDENTIF. REFERENCE

SEP 13 1 32 PM '76

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

SEP 13 76	CONV	30,046.00			
SEP 13 76	S'TAX		B*	78.00	
SEP 13 76	PR'FEE		B*	.50	
SEP 13 76	W'DEED		B*	4.00	* 82.50

WARRANTY DEED

FROM Vance Ray Duck et ux

TO Geneva Shotwell

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York

PREPARED BY W. G. TI ATTC EY