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IDENTIF. REFERENCE

OCT 4 11 12 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5074 PAGE 595

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1.00

Dan Duer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October 1976

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
L. M. Wood, Atty., 1916 8th Ave. South, Nashville, Tn. 37204
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan Duer (NAME)	Owner (NAME)	119-7-40
2405 12th Ave., South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	2DA 4324

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, Jennie Lee Kelley, a widow,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dan Duer

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. 122 on the Plan of Glencliff Estates, Section 5, as of record in Book 2133, page 21, Register's Office for said County, described as follows:
BEGINNING on the southwesterly margin of Wimpole Drive at the corner of Lots Nos. 122 and 123; thence with the line between said two lots, southwestwardly 448.6 feet, more or less, to the westerly boundary of Mill Creek as shown on said plan; thence with same, north 34 degrees 45' west and north 25 degrees 45' west 83 feet, more or less, to the southeasterly margin of Flushing Drive; thence with same, northeastwardly 433.7 feet, more or less, to the beginning of a curve; thence around said curve with a radius of 25 feet, southeastwardly 37.4 feet to the southwesterly margin of Wimpole Drive; thence with same, southeastwardly 72 feet to the beginning.
BEING the same property conveyed to William B. Kelley and wife, Jennie Lee Kelley, by deed from Ruby Irene Rogers, widow, of record in Book 2752, page 319, Register's Office for Davidson County, Tennessee. The said William B. Kelley having since died.
INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM is the following described property conveyed to State of Tennessee for the use and benefit of the Department of Highways and Public Works, by deed from William B. Kelley and wife, Jennie Lee Kelley, of record in Book 3343, page 401, Register's Office for Davidson County, Tennessee.
Being the western part of Lot No. 122 on the Plan of Glencliff Estates, Section 5, as of record in Book 2133, page 21, in the Register's Office for Davidson County, Tennessee.
BEGINNING at a point in the northwest corner of said Lot No. 122, and runs with the southerly margin of Flushing Drive in a northeast direction 33 feet to a point; thence South 16 degrees 15 minutes East, 90 feet to a point in the south boundary line of said Lot No. 122; thence with said boundary line in a southwest direction 10 feet to a point in the west boundary line of said Lot No. 122; thence with said boundary line, northerly 87 feet, more or less, to the point of beginning, containing 2,340 square feet, more or less.

This conveyance is subject to easements and restrictive covenants as of record in Book 2102, page 399; Book 2133, page 21; Book 3462, page 638 and easement for flow of Mill Creek, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Wimpole Drive and Flushing Drive, Nashville, Tennessee
(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 my hand this 1st day of October, 1976

Jennie Lee Kelley

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennie Lee Kelley

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of October, 1976.

Commission expires May 13, 1980

K. V. Hall
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 (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 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
Jennie Lee Kelley

TO
Dan Duer

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT-4% CONV $5,000.00
OCT-4% S'TAX B* 10.40
OCT-4% PR'FEE B* .50
OCT-4% W'DEED B* 4.00 * 14.90