FORM NO. WD-1

BOOK 5078 PAGE 693

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,800.00

Charlene Aimston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October, 19 76

Louise McBride
Notary Public

MY COMMISSION EXPIRES: 1-30-78

(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
Dan Duer (NAME)	Guaranty Mortgage Company (NAME)	18W10869
2405 - 12th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Map 94-5
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37238 (CITY) (STATE) (ZIP)	Par 30

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, BILLY EUGENE TROUTT and wife, AUDREY JEAN TROUTT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAN DUER and wife, JANIE 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:

LAND in Davidson County, Tennessee, being Lot No. 24 on the Map of Shelby Heights Subdivision, Section 2, as of record in Book 2854, page 5, Register's Office for said County.

SAID Lot No. 24 fronts 50 feet on the north side of Davidson Street and extneds back 146.6 feet on the west line and 146.1 feet on the east line, to the south margin of Ozark Street, on which it measures 50 feet.

BEING the same property conveyed to Billy Eugene Troutt and wife, Audrey Jean Troutt, by deed from Ernestine Ray of record in Book 3832, page 601, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Guaranty Mortgage Company of Nashville of record in Book 3108, page 63, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved (X) unimproved ( ) property, known as 1111 Davidson Street, 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 our hand s this 8th day of October, 19 76

Billy Eugene Troutt
Billy Eugene Troutt

Audrey Jean Troutt
Audrey Jean Troutt

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 BILLY EUGENE TROUTT and wife, AUDREY JEAN TROUTT

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 8th day of October 19 76

Commission expires 9-8-79

Patricia L. Lucas
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
BILLY EUGENE TROUTT ET UX

TO
DAN DUER ET UX

D 72687

IDENTIFICATION REFERENCE

OCT 15 3 17 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

OCT 15 76	CONV	10,800.00			
OCT 15 76	S'TAX		B*	28.08	
OCT 15 76	PR'FEE		B*	.50	
OCT 15 76	W'DEED		B*	4.00	* 32.58

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

Rou 1 Box 8
WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219