BOOK 5092 PAGE 301

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00

Wallace B. Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF November 1976

Jean J. Chandler
Notary Public

MY COMMISSION EXPIRES: August 29, 1978
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

W. L. Bainbridge III., 119 Union Street, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wallace B. Duncan (NAME)	Noel-Palmer Mortgage Co. (NAME)	
345 Kingsview Drive (STREET ADDRESS OR ROUTE NUMBER)	Suite 2114 Parkway Towers (STREET ADDRESS)	59-16
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	115 pw

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, W. L. Bainbridge Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wallace B. Duncan and wife Wynsenita D. Duncan

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. 112 on the plan of Haynes Park, Section 4-A, as of record in Book 4860, page 39, Register's Office for Davidson County, Tennessee.

SAID Lot No. 112 fronts 70 feet on the easterly side of Kingview Drive and runs back between lines, 165.44 feet on the northerly side and 159.93 feet on the southerly line to a broken line at the rear on which it measures 87.72 feet thereon.

BEING part of the same property conveyed to W. L. Bainbridge Company by deed from E. B. Smith, Jr., et als, of record in Book 4451, page 194, said Register's Office.

This is unimproved ( ) improved ( ) property, known as _____ (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 22nd day of November, 1976

IN WITNESS WHEREOF, W. L. BAINBRIDGE Co., a Partnership, has caused this instrument to be executed by a partner duly authorized by an instrument of record in Book 3832, page 786, Register's Office for Davidson County, Tennessee

W. L. Bainbridge Company
By: _____
A Partner

STATE OF TENNESSEE
Davidson County

BOOK 5092 PAGE 302

Personally appeared before me, Evelyn Strasser, a Notary Public in and for said County and State, the within named W. L. Bainbridge III.,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22 day of November 1976

Commission expires February 5, 1977

Evelyn Strasser
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
W. L. Bainbridge Co.

TO
Wallace B. Duncan
and wife
Wynsenita D. Duncan

D 79139

IDENTIFICATION REFERENCE

Nov 30 3 29 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Fee Used Previously

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV30⁷⁶	CONV	27,000.00			
NOV30⁷⁶	S'TAX		B*	70.20	
NOV30⁷⁶	PR'FEE		B*	.50	
NOV30⁷⁶	W'DEED		B*	4.00	* 74.70