BOOK 5096 PAGE 62

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,984.27

Wanda G Bannach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December 1976.

Notary Public

MY COMMISSION EXPIRES: 2-13-79

(AFFIX SEAL)

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wanda G. Bannach (NAME)	J. I. Kislak Mortgage Corp. (NAME)	TAX KEY 4D 41185
911 & 913 Elliston Street (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	MAP 44 15
Old Hickory, Tennessee (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33131 (CITY) (STATE) (ZIP)	PARCEL 103

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, RONALD D. DUFFLE ET UX CAROLYN E. DUFFLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WANDA G. BANNACH AND RICHARD C. GARRETT

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. 53 of Section D, on the Plan of VILLAGE OF OLD HICKORY, as of record in Book 1424, Page 65, Register's Office for Davidson County, Tennessee.

SAID Lot No. 53 fronts 66 feet on the easterly side of Elliston Street and extends back between parallel lines 66 feet to a dead line.

BEING the same property conveyed to RONALD D. DUFFLE ET UX CAROLYN E. DUFFLE, by deed from MILLIE T. HUNT, of record in Book 4733, Page 793, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is further subject to the assumption by the Grantees of a first mortgage indebtedness payable to J. I. Kislak Mortgage Corporation in the original principal amount of $19,500.00. Said indebtedness is secured by a deed of trust of record in Book 4733, Page 795, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE is subject to restrictions and/or any existing easements.

This is improved (X) unimproved ( ) property, known as 911 & 913 Elliston Street, Old Hickory, 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 hands this 9th day of December, 1976

RONALD D. DUFFLE: Ronald D Duffle

CAROLYN E. DUFFLE: Carolyn E. Duffle

STATE OF TENNESSEE
Davidson County

Personally appeared before me, LEON SHARBER, a Notary Public in and for said County and State, the within named RONALD D. DUFFLE ET UX CAROLYN E. DUFFLE

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 Hermitage, Tennessee, this 9th day of December 19 76

Commission expires 2-13-77

Leon Sharber
LEON SHARBER 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

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

D 80922

WARRANTY DEED

FROM

RONALD D. DUFFLE ET UX

CAROLYN E. DUFFLE

TO

WANDA G. BANNACH AND

RICHARD C. GARRETT

IDENTIFICATION REFERENCE

DEC 13 12 45 PM '76

REGISTER DAVIDSON CO. TENN.

Return to:

LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076

DEC 13 76	CONV	23,981.27			
DEC 13 76	S'TAX		B*	62.40	
DEC 13 76	RATIFEE		B*	.50	
DEC 13 76	DEED		B*	4.00	* 66.90