FORM NO. WD-1

BOOK 5098 PAGE 207

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

$ 30,650.00 Gary L. O'Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 19 76

Patricia L. Green
Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTYS.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary L. O'Neal (NAME)	Commerce Union Bank (NAME)	162-6
163 Old Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers, Suite 2114 (STREET ADDRESS)	323
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37219 (CITY) (STATE) (ZIP)	5DU 52775

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, Dan Duer et ux Janie Duer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary L. O'Neal and Suzanne A. O'Neal, both of whom are unmarried, as joint tenants with rights of survivorship

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. 7 on the plan of Bess Estates, Sec. 1, of record in Book 4460, page 154, Register's Office for said County.

SAID Lot No. 7 fronts 73 feet on the southerly margin of Old Tusculum Road and extends back 137.0 feet between parallel lines to a dead line in the rear.

BEING part of the same property conveyed to Dan Duer and wife, Janie Duer by deed from Standard Development Corporation, a Tennessee Corporation, of record in Book 5054, page 309, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (XX) property, known as 163 Old Tusculum Road (House Number) (Street) Antioch, Tennessee 37013 (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 13TH day of DECEMBER, 19 76

Dan Duer
Dan Duer

Janie Duer
Janie Duer

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 Dan Duer et ux Janie Duer

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, Tennessee, this 13TH day of DECEMBER 19 76

Commission expires 9-8-79

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

Dan Duer

TO

Gary L. O'Neal

D 8 1 7 6 7

IDENTIFICATION REFERENCE

DEC 17 4 23 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

DEC 17	CONV	30,650.00		
DEC 17	S'TAX		8*	79.5
DEC 17	PR'FEE		8*	.50
DEC 17	W'DEED		8*	4.06 ★ 84.06

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

AS