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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

Ralph Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th. DAY OF March, 1977

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Duncan (NAME)	Fidelity Federal Savings & Loan (NAME)	
294 Elysian Fields Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	133-11
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	86

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, HERMAN ELWYN TAYLOR, JR. AND WIFE, LINDA R. TAYLOR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RALPH DUNCAN AND WIFE, EDNA L. 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. 66 on the Plan of Section Two, Valley View Meadows, of record in Book 3600, page 60, said Register's Office.

Said Lot No. 66 fronts 79.57 feet on the northwesterly margin of Elysian Fields Road and extends back 130.83 feet on the northeasterly line and 128.39 feet on the southwesterly line to a dead line in the rear, measuring 80.61 feet thereon.

Being the same property conveyed to Herman Elwyn Taylor, Jr. and wife, Linda R. Taylor bydeed from Clarence E. Hutton and wife, Mary Ellen P. Hutton of record in Book 4497, page 407, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 294 Elysian Fields Road, Nashville, Tennessee 37211
(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 28th day of February, 1977

Herman Elwyn Taylor, Jr.

Linda R. Taylor

STATE OF ~~TENNESSEE~~ FLORIDA
~~Davidson~~ ORANGE County

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Personally appeared before me, Cheryl W. Hipp ~~Taylor~~, a Notary Public in and for said County and State, the within named Herman Elwyn Taylor, Jr. and wife, Linda R. Taylor

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~~ Winter Park, ~~Tennessee~~ Florida this 28th day of February 19 77

Commission expires Notary Public, State of Florida at Large My Commission Expires June 11, 1980 Bonded by American Fire & Casualty Co., Inc.

X _____ 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

560328-4

WARRANTY DEED

FROM
Herman Elwyn Taylor, Jr. and wife,

Linda R. Taylor

TO
Ralph Duncan and wife,

Edna L. Duncan

D 9 2 3 4 7

IDENTIFICATION REFERENCE

MAR 7 2 50 PM '77

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

MAR-77	CONV	37,000.00			
MAR-77	S'TAX		B*	96.20	
MAR-77	PR'FEE		B*	.50	
MAR-77	W'DEED		B*	4.00	* 100.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.