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WARRANTY DEED

THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTLEMAN, ATTY.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frederick R. Isacksen	Frederick R. Isacksen, etux	128-14
(NAME) 8036 Regency Drive	(NAME) 8036 Regency Drive	153
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)---------- *Dollars,*

cash in hand paid by the grantees; FREDERICK R. ISACKSEN and wife, HELEN E. ISACKSEN, and other good and valuable considerations, receipt of which is hereby acknowledged;

We, JOE F. DUNCAN and wife, DEBRA N. DUNCAN,

have this day bargained and sold, and do hereby transfer and convey unto the said FREDERICK R. ISACKSEN and wife, HELEN E. ISACKSEN, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Harpeth Park, Section 3, as of record in Book 4175, Page 14, Register's Office for said County.

Said Lot No. 115 fronts 127.06 feet on the southerly margin of Regency Drive and extends back 208.68 feet on the easterly line and 217.55 feet on the westerly line to a dead line in the rear, measuring 28.72 feet thereon.

Being the same property conveyed to Joe F. Duncan and wife, Debra N. Duncan, by deed from David T. Dingler and wife, Cindi H. Dingler, of record in Book 4971, Page 583, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 39,400.00

Subscribed and sworn to before me, this the 12th day of May, 19 77.

Affiant

My commission expires: 1-31-81.

(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 8036 Regency Drive, Nashville, Tennessee 37219 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said FREDERICK R. ISACKSEN and wife, HELEN E. ISACKSEN, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* FREDERICK R. ISACKSEN and wife, HELEN E. ISACKSEN, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our s *hand this* 12th *day of* May *19* 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joe F. Duncan

Debra N. Duncan

RECEIVED FOR 130

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joe F. Duncan and wife, Debra N. Duncan

the within named 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, this 12th day of May, 1977.

Commission expires 1-31-81.

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

Lib Book #9

WARRANTY DEED

FROM

JOE F. DUNCAN, ET UX,

TO

FREDERICK R. ISACKSEN, ET UX,

HELEN E. ISACKSEN

E 0 3 7 3 6

IDENTIF. REFERENCE

MAY 13 1 58 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

MAY 13 77	CONV	39,400.00			
MAY 13 77 S'TAX			B*	102.44	
MAY 13 77 PR'FEE			B*	.50	
MAY 13 77	M'DEED		B*	4.00	* 106.94

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238