BOOK 5172 PAGE 272

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| CHARLES C. DUKE and wife, DOROTHY M. DUKE | GUARANTY MTG. CO | 161-7 |
| (NAME) 545 HOMELAND DRIVE | (NAME) | Par. 43 |
| (STREET ADDRESS OR ROUTE NUMBER) NASHVILLE 37211 | (STREET ADDRESS) | |
| (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, receipt of which is hereby acknowledged and other good and valuable considerations, including the assumption by the Grantees of the balance of an indebtedness to Guaranty Mortgage secured by a Deed of Trust of record in Book 4161, page 156, Register's Office for Davidson County, Tennessee.

We, James W. Coomer and wife, Colleen Lewis Coomer

have this day bargained and sold, and do hereby transfer and convey unto the said Charles C. Duke and wife, Dorothy M. Duke, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 19 on the Plan of McMurray Woods, Section I, as of record in Book 2900, page 99, Register's Office for said County.

SAID Lot No. 19 fronts 130 feet on the south side of McMurray Drive and extends back 198.23 feet on the westerly line and 331.6 feet on the easterly line, which is a broken line, to a dead line in the rear, measuring 201.7 feet thereon.

BEING the same property conveyed to James W. Coomer and wife, Colleen L. Coomer, by deed from Eura Mae Butner, a widow, of record in Book 4161, page 155, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $51,000.00

Subscribed and sworn to before me, this the 11th day of July, 19 77

Affiant:

My commission expires: (Affix Seal)

Notary Public

This is (unimproved ( ) improved (X) property, known as 454 McMurray Drive, Nashville, Tennessee (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 Charles C. Duke and wife, Dorothy M. Duke, 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 Charles C. Duke and wife, Dorothy M. Duke, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 11th day of July, 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.

X James W. Coomer X Colleen L. Coomer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5172 PAGE 273

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James W. Coomer and wife, Colleen Lewis Coomer,

the within named 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 11th day of July, 19 77.

NOTARY PUBLIC AT LARGE TENNESSEE

Notary Public

My Commission expires 2-10-81

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.....

JUL 18?? CONV * 51,000.00
JUL 18?? S'TAX B* 132.60
JUL 18?? RPTFEE B* .50
JUL 18?? MTGDEED B* 4.00 * 137.10

**WARRANTY DEED**

FROM

JAMES W. COOMER, ET UX

TO

CHARLES C. DUKE, ET UX

E 14941

TRANSFER REFERENCE

Jul 18 2 33 PM '77

This Instrument prepared by
M NORRIS JENKINS
Harding Professional Building
4015 Travis Drive
Nashville, Tennessee 37211