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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Gertrude V. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF Aug 1977

Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

x Gertrude L. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF August 1977

Notary Public

MY COMMISSION EXPIRES: April 22, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
HOWARD F. BUTLER, FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald Duren, et ux (NAME)	(Same) (NAME)	55 21
Rt #3 Bay 141 (STREET ADDRESS OR ROUTE NUMBER)	Bull Run Rd (STREET ADDRESS)	
Ashland City Tenn. 37015 (CITY) (STATE) (P. O/ZIP)	Duren (CITY) (STATE) (ZIP)	

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, Gertrude L. Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald Duren, et ux, Lilly F. Duren,

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:

Tract No. 1: Land in the 13th Civil District of Davidson County, Tennessee more particularly described according to a survey thereof made February 19, 1955, by Ralph W. C. Lambert, Surveyor, as follows:

Beginning at a railroad spike in the center of Bull Run Road, said point being 766 feet, more or less, west of the westerly margin of an access roadway; thence north 60 deg. 15' east 200 feet to an iron spike; thence south 29 deg. 45' east 435 feet to an iron pin; thence south 60 deg. 15' west 200 feet to an iron pin; thence north 29 deg. 45' west 435 feet to the point of beginning.

Being the same property conveyed to James Miller and wife, Gertrude L. Miller, by deed from Billy F. McClanahan and wife, Iva Jean McClanahan, recorded in Book 3465, page 631, Register's Office for Davidson County, Tennessee.

Grantor reserves unto herself a life estate in said property.

This is improved (X) unimproved ( ) property, known as Bull Run Road (House Number) (Street) Ashland City, Tenn. (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 my hand this 2 day of August, 19 77

Gertrude L. Miller

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Freda R. Ledbetter, a Notary Public in and for said County and State, the within named Gertrude L. Miller

the bargainer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2 day of August 19 77

Commission expires April 28, 1981

Freda R. Ledbetter
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
GERTRUDE L. MILLER

Lot #3 - Powell Pines

Bought 1/4 TO
GERALD DUREN, ET UX

E 17950

IDENTIF. REFERENCE

AUG 2 12 53 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-27	CONV	10,000.00			
AUG-27	S'TAX		B*	26.00	
AUG-27	PR'FEE		B*	.50	
AUG-27	W'DEED		B*	4.00	* 30.50