This Instrument Prepared By:
WILLIAM D. CASTLEMAN, ATTY.
807 American Trust Bldg.
Nashville, Tennessee 37201

WARRANTY DEED

(CORPORATE FORM) BOOK 5197 PAGE 366 Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walter F. Duke	National Mortgage Co.	33-8
(NAME) 331 Janette Avenue	(NAME) 4041 Knight Arnold Road	140
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, TN37202	(STREET ADDRESS) Memphis, TN 38118	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS AND NO/100 ($10.00) *Dollars,*

cash in hand paid receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of a Deed of Trust of record in Book 4696, page 69, Register's Office for Davidson County, Tennessee in the principal amount of $17,800.00 executed by Thomas C. Norvell, Jr., and wife, Jeannie M. Norvell to Herschel Greer, Trustee. This Deed of Trust has since been assigned from Guaranty Mortgage Company of Nashville to Government National Mortgage Association

Commerce Union Bank *has bargained and sold, and does hereby transfer and convey unto the said*

Walter F. Duke and wife, Louise Marie Duke

their *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:,*

BEING lot No. 282 on the Plan of Gatewood Subdivision, Section 3, as of record in Book 4175, page 50, Register's Office for said county, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Commerce Union Bank by Trustee's Deed from Stephen C. Baker, Trustee of record in Book 5180, page 746, Register's Office for Davidson County, Tennessee.

THIS property is subject to any and all existing restrictions and easements of record, especially restrictions filed in Book 4314, page 290, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $23,500.00

Subscribed and sworn to before me, this the 13th day of September 1977.

Affiant

My commission expires: 5/08/78 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 331 Janette Avenue, Goodlettsville, TN 37072
(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 Walter F. Duke and wife, Louise Marie Duke

their, *(successors),*

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Walter F. Duke, and wife, Louise Marie Duke, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 13th *day of* September, 1977, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

COMMERCE UNION BANK BY

TITLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

5197-367

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Before me, Anna W. Ross a Notary Public of the State and County aforesaid, personally appeared William L. Conley with whom I am personally acquainted and who, upon oath, acknowledged himself to be Sr. Vice Pres. of the Commerce Union Bank the within named bargainor, a corporation, and that he as such Sr. Vice Pres. being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Sr. Vice Pres.

Witness my hand and seal, at office in Nashville, Tenn. this 12 day of Sept., 19 77.

Anna W. Ross
Notary Public

Commission expires 2-16-81

ANNA W. ROSS NOTARY PUBLIC DAVIDSON COUNTY

SEP 15 77	CONV	23,500.00				
SEP 15 77	S'TAX		B*	61.10		
SEP 15 77	PR'FEE		B*	.50		
SEP 15 77	W'DEED		B*	4.00	*	65.60

WARRANTY DEED

FROM

COMMERCE UNION BANK

TO

WALTER F. DUKE

E 26252

IDENTIF. REFERENCE

SEP 15 4 26 PM '77

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

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