BOOK 5203 PAGE 861

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 19 77.

Notary Public

MY COMMISSION EXPIRES: 10/20/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROGER A. FORD, et ux (NAME)	GUARANTY MORTGAGE COMPANY (NAME)	
2650 Willow Branch Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2708 (STREET ADDRESS)	149-4
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	129

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, CHARLES C. DUKE and wife, DOROTHA M. DUKE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROGER A. FORD, and wife, SUSAN K. FORD

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. 512 on the Plan of Edge-O-Lake Estates, Section VII, as of record in Book 3700, page 79, Register's Office for said County.

SAID Lot fronts 110.22 feet on the northwesterly side of Willowbranch Drive and runs back 109.96 feet on the northeasterly line and 142.09 feet on the southwesterly line, to a dead line in the rear on which measures 50.05 feet.

BEING the same property conveyed to Charles C. Duke and wife, Dorotha M. Duke, by deed from Larry J. Arnold and wife, Judy H. Arnold, of record in Book 4727, page 216, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2650 Willow Branch Drive, Nashville, Tennessee 37217
(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 23rd day of September, 19 77

Charles C Duke
CHARLES C. DUKE

Dorotha M Duke
DOROTHA M. DUKE

BOOK 5203 PAGE 862

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CHARLES C. DUKE and wife, DOROTHA M. DUKE

the 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, Tennessee, this 23rd day of September 19 77

Commission expires 10/28/78

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

E 28827

WARRANTY DEED

FROM

CHARLES C. DUKE, et ux

DOROTHA M. DUKE

TO

ROGER A. FORD, et ux

SUSAN K. FORD

PLEASE ~~MAIL~~ Public RECORDED DEED TO:

Alan L. Saturn, Esquire
20th Floor
First American Center
Nashville, Tennessee 37238

IDENTIF. REFERENCE

SEP 30 10 32 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 30 77	CONV	$6,500.00			
SEP 30 77	S'TAX		D*	120.90	
SEP 30 77	PR'FEE		B*	.50	
SEP 30 77	W'DEED		*	4.00	* 125.40

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.