This Instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

# WARRANTY DEED

BOOK 5233 PAGE 973

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Gregory W. Duff et ux | Same | MAP 107-14 |
| (NAME) | (NAME) | Parcel 101 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and No/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Gregory W. Duff and wife, Mary Pauline Duff and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Sandra J. Williams

*have this day bargained and sold, and do hereby transfer and convey unto the said* Gregory W. Duff and wife, Mary Pauline Duff,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 209 on the Map of Miro Meadows as of record in Book 1424, pages 94 and 95, Register's Office for said County. Said Lot No. 209 fronts 70.9 feet on the easterly side of Goodbar Drive and runs back between lines 146.3 feet on the northerly line and 145.8 feet on the southerly line to a dead line in the rear, on which it measures 70.9 feet.

Being the same property conveyed to Charles L. Williams and wife, Sandra J. Williams by deed from Wanda B. Kennedy Duke and husband, Calvin B. Duke, of record in Book 4446, page 459, Register's Office for said County, the said parties having since divorced and property was vested in Sandra J. Williams by divorce decree of record in Minute Book 27-A, page 51, Probate Court of Davidson County, Tennessee.

This conveyance is subject to an easement for public utilities, anchor easement and building setback lines and conditions of Owner's Certificate, as shown on Plan of record in Book 1424, page 94 & 95, said Register's Office, and restrictive covenants of record in Book 1710, page 183, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 21,500.00

Subscribed and sworn to before me, this the 15th day of December 19 77

Affiant

My commission expires: 8/12/81 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 926 Goodbar Drive (House Number) (Street) Nashville, Tennessee 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* Gregory W. Duff and wife, Mary Pauline Duff, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except for 1977 taxes which are prorated and assumed by the purchasers.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Gregory W. Duff and wife, Mary Pauline Duff, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 15th *day of* December, 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.*

Sandra J. Williams

BOOK 5233 PAGE 974

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Doris E. Moran, *a Notary Public in and for said County and State,* Sandra J. Williams

*the within named bargainor....., 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* 15th *day of* December, *19*77

Doris E. Moran, *Notary Public*

*Commission expires* 8/12/81

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 .....*

B-233372

**WARRANTY DEED**

FROM

Sandra J. Williams

TO

Gregory W. Duff et ux

E 42076

IDENTIF. REFERENCE

Dec 16 10 03 AM '77

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | | |
|---|---|---|---|---|---|---|
| DEC 16 77 | CONV | 21,500.00 | | | | |
| DEC 16 77 | S'TAX | | B* | 55.90 | | |
| DEC 16 77 | PR'FEE | | B* | .50 | | |
| DEC 16 77 | W'DEED | | B* | 4.00 | * | 60.40 |

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238