FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,800.00

Frank M. Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March, 1978.

Bobbie D. Kirkendall
Notary Public

MY COMMISSION EXPIRES: 10-24-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Robert F. Doyle, Attorney (NAME) 509 Stahlman Bldg., Nashville, Tennessee, 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank M. Duncan et ux (NAME)	Security federal Savings & Loan (NAME)	Map 119-7
4 Whitsett Road (STREET ADDRESS OR ROUTE NUMBER)	4325 Hillsboro Road (STREET ADDRESS)	Par 135
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee. 37219 (CITY) (STATE) (ZIP)	6DA-13900

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, COOL VALLEY CORPORATION, a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK M. DUNCAN AND WIFE, JOYCE M. DUNCAN

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. 28 on the Plan of Rosewood Estates, Section One, of record in Book 4955, page 29, Register's Office for said County.

Said Lot No. 28 fronts 68.85 feet along the westerly margin of Whitsett Road and extends back between lines measuring 104.11 feet on the southerly side and 115.20 feet on the northerly side with a broken line in the rear measuring a total of 156.02 feet.

Being part of the same property conveyed to Cool Valley Corporation by deed from Richard L. Fulton and wife, Sammie J. Fulton, and Edward Allen Corlew and wife, Julia Ann Corlew, of record in Book 5048, page 254, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1978 Metro property taxes, a lien but not due and payable, said taxes have been prorated between the parties and are assumed by the Grantees herein. This conveyance is also made subject to restrictive covenants of record in Book 5174, page 461, said Register's Office, and the Plan of record in Book 4955, page 29, said Register's Office shows an Owner's Certificate, a 30 ft. minimum building setback line from Whitsett Road and a 10 foot easement for public utility and drainage purposes along the rear and southerly line of said lot, and a 2.5 x 25 foot utility anchor easement located on the southeast corner of said lot.

This is unimproved ( ) improved (X) property, known as 4 (House Number) Whitsett Road (Street) Nashville (P. O. Address) Tennessee (City or Town) 37211 (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 23rd day of March, 1978

COOL VALLEY CORPORATION

by: Walter B. Williams, President

Walter B. Williams, President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Walter B. Williams and _____ with whom I am personally acquainted and who upon (his oath) (himself) acknowledged (themselves) to be the President and _____ respectively of the Cool Valley Corporation the within named bargainor, a corporation, and that (he) as such President and (they) _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Walter B. Williams as such President, and attesting the same by the said Walter B. Williams as such President

Witness my hand and official seal at office at Nashville, Tennessee. on this the 24th day of March, 1978

My commission expires 10-24-81

Bobbie L. Kuykendall
Notary Public

WARRANTY DEED

FROM COOL VALLEY CORPORATION

TO FRANK M. DUNCAN AND WIFE, JOYCE M. DUNCAN

E 56212

IDENTIF. REFERENCE

MAR 27 9 32 AM '78

FELIX Y. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 27 78	CONV	30,800.00			
MAR 27 78	S'TAX		B*	80.08	
MAR 27 78	PR'FEE		B*	.50	
MAR 27 78	W'DEED		B*	4.00	* 84.58