This instrument prepared by:
George E. Mudter, Jr., Attorney
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 5287 PAGE 743

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr/Mrs Gary F. Duncan (NAME)	Guaranty Mortgage Co. Div. (NAME)	
4754 Kennysaw Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 786 (STREET ADDRESS)	Field Book No.
Hermitage, Tennessee 37076 (CITY) (P. O. ZONE) (STATE)	Brentwood, Tennessee 37027 (CITY) (ZONE) (STATE)	4D-60896

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) *Dollars,* and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated March 25, 1978, in the original principal sum of $37,900.00, payable to First American National Bank of Nashville in monthly installments including interest as set forth in said note, and being secured by a deed of trust, executed by William F. Blackmon, Jr., and wife, to Thomas M. French, Jr., and Drew E. Gilbert, Trustees, as of record in Book 5009, page 409, and rerecorded in Book 5012, page 429, Register's Office for Davidson County, Tennessee,

WILLIAM F. BLACKMON, JR., and wife, SHIRLEY S. BLACKMON,

have this day bargained and sold, and do hereby transfer and convey unto ~~XXXXX~~

GARY F. DUNCAN and wife, TERESA A. DUNCAN,

their *(successors), heirs and assigns,*

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

Being Lot No. 372 on the Plat of Sherwood Forest, Section 4, as of record in Book 4460, pages 182, and 183, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William F. Blackmon, Jr., and wife, Shirley S. Blackmon, by deed from First American National Bank of Nashville, as of record in Book 5009, page 407, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4704, page 448, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 46,273.59

Subscribed and sworn to before me, this the 16th day of May 19 78

Affiant Gary F. Duncan

My commission expires: May 30, 1979 (Affix Seal)

Notary Public William D. Scott

This is unimproved ( ) improved (XX) property, known as 4754 Kennysaw Drive, Hermitage, Tennessee 37076
(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 Gary F. Duncan and wife, Teresa A. Duncan their *(successors), heirs and assigns forever.* We *covenant that* we are *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 as shown above and for 1978 taxes.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Gary F. Duncan and wife, Teresa A. Duncan, *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 16th day of May, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William F. Blackmon, Jr. — William F. Blackmon, Jr.

Shirley S. Blackmon — Shirley S. Blackmon

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Helen D. Scott, *a Notary Public in and for said County and State,* William F. Blackmon, Jr., and wife, Shirley S. Blackmon, *the within named bargainor* S *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* 16th *day of* May, *19* 78

Helen D. Scott *Notary Public*

HELEN D. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires May 30, 1979

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 .....

MAY 19 78	CONV	46,273.59			
MAY 19 78	S'TAX		B*	120.38	
MAY 19 78	PR'FEE		B*	.50	
MAY 19 78	W'DEED		B*	4.00	* 124.88

WARRANTY DEED

FROM

WILLIAM F. BLACKMON, JR., and wife

TO

GARY F. DUNCAN and wife

E 6 6 3 2 2

IDENTIF. REFERENCE

MAY 19 10 22 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

FILE: GEORGE E. MUDTER, JR., ATTY.