BOOK 5299 PAGE 859

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IDENTIF. REFERENCE

JUN 16 3 41 PM '78

FELIX Z. WHITSELL REGISTER
DAVIDSON COUNTY, TENN.

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

39,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE 19 78.

Notary Public

MY COMMISSION EXPIRES: 6-24-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann Ford (NAME)	Churchill Mortgage Corporation (NAME)	5DU-61750
218 Cedarview Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E., 300 (STREET ADDRESS)	173-1
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga 30341 (CITY) (STATE) (ZIP)	75

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, Hanson A. Duke et ux Brenda F. Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann Ford, unmarried

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:

BEING Lot No. 343 on the Plan of Monte Carlo Estates, Section 1, of record in Plat Book 4675, Page 68, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Hanson A. Duke and wife, Brenda F. Duke by deed from Brent Valley Builders, Inc., of record in Book 4952, Page 315, and rerecorded in Book 4962, Page 764, said Register's Office.

This conveyance is subject to restrictions of record in Book 4781, Page 858, said Register's Office.

This conveyance is subject to a public utilities and drainage easement; a temporary turn-a-round; and building lines of record in Plat Book 4675, Page 68, Register's Office, Davidson County, Tennessee.

This conveyance is subject to a 25 foot utility anchor easement located on the southwest corner of said lot.

THIS conveyance is subject to any and all existing easements of record.

JUN16 CONV 39,000.00
JUN16 S'TAX B* 101.40
JUN16 PR'FEE B* .50
JUN16 W'DEED B* 4.00 * 105.90

This is unimproved ( ) improved (XX) property, known as 218 Cedarview Drive (House Number) (Street) Nashville, TN 37211 (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 warrent 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 15th day of JUNE, 19 78

Hanson A. Duke

Brenda F. Duke

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hanson A. Duke et ux Brenda F. Duke

the bargainor, 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 15TH day of JUNE 1979

Commission expires 6-24-80

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

WARRANTY DEED

FROM

Hanson A. Duke

TO

Ann Ford

title escrow, inc.

215 fortune building 1
311 plus park boulevard
nashville, tennessee 37217
Grider Box #12