BOOK 5458 PAGE 820

FORM NO. WD-1

(R)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,445.05

Walter F. Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 1979.

Notary Public

MY COMMISSION EXPIRES: 1-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS

401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter F. Duke (NAME)	Allstate Enterprises Mortgage Corp. (NAME)	4N-15
7427 Bidwell Road (STREET ADDRESS OR ROUTE NUMBER)	104 Wilmot, Suite 500 (STREET ADDRESS)	217
Joelton, Tennessee (CITY) (STATE) (P. O. ZIP)	Deerfield, IL. 60015 (CITY) (STATE) (ZIP)	4D-43985

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, ROBERT W. HUBBARD and wife, APRIL C. HUBBARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WALTER F. DUKE

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. 213 on the plan of Village of Old Hickory, Section "A", of record in Book 1424, page 68, Register's Office for said County.

SAID Lot No. 213 fronts 51.8 feet on the westerly margin of Clarke Street and extends back 87.5 feet on the northerly line and 87.3 feet on the southerly line to a dead line in the rear, measuring 52.0 feet thereon.

BEING the same property conveyed to Robert W. Hubbard and wife, April C. Hubbard by deed from Hershel C. Smith and wife, Fleta C. Smith of record in Book 5246, page 946, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Allstate Enterprises Mortgage Corporation of record in Book 5246, page 948, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 906 Clark Street, Old Hickory, Tennessee
(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 29th day of June, 1979

Robert W. Hubbard — April C Hubbard

ROBERT W. HUBBARD — APRIL C. HUBBARD

STATE OF TENNESSEE
Davidson County

BOOK 5458 PAGE 821

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT W. HUBBARD and wife, APRIL C. HUBBARD

the 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 Goodlettsville, Tennessee, this 29th day of June 1979

Commission expires 1-18-82

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

ROBERT W. HUBBARD and wife,

APRIL C. HUBBARD

TO

WALTER F. DUKE

F. 37782

IDENTIF. REFERENCE

JUL 2 9 22 AM '79

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS, WEEMS & SPICER
ATTORNEYS AT LAW
105 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

WILKINS, ADAMS & SPICER, ATTYS.
CATEW S. OFFICE BUILDING
515 W. MAIN PARKWAY
GOODLETTSVILLE, TENNESSEE 37072

07/02 15.34

3496

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5458 PAGE 822

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			304[illegible]5.05- CO	
			79.04 CO TX	
			.50 PRFEE	
			6.00 MSE'D	
			CHECK	85.54-
3496	07/02/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 37782

IDENTIF. REFERENCE

JUL 2 9 22 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 694310