BOOK 5477 PAGE 472

FORM NO. WD-1

1872 08/08 213.92- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,200.00

C. Martin Stoltzfus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6 DAY OF August 19 79.

Notary Public

MY COMMISSION EXPIRES: 10-28-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Attorney, 2211 Crestmoor Road, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VOLNEY P. GAY et ux (NAME)	FIRST FEDERAL SAVINGS & LOAN ASSN. (NAME)	115-9-64
6714 Duquaine Court (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue North (STREET ADDRESS)	8DZ-64624
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, C. MARTIN STOLTZFUS and wife, CHARLOTTE M. STOLTZFUS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VOLNEY P. GAY and wife, BARBARA B. GAY

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. 170 on the Plan of West Meade Estates, Section 8, as of record in Book 3700, page 31, Register's Office for said County.

Said Lot No. 170 fronts 125 feet on the easterly side of Duquaine Court and extends back 389.52 feet on the northerly line and 363.22 feet on the southerly line to a dead line measuring 129.35 feet thereon.

Being the same property conveyed to C. Martin Stoltzfus and wife, Charlotte M. Stoltzfus by deed from Mary Wanda Davis of record in Book 5077, page 934, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, the Grantees agree to assume and pay the unpaid balance of a certain note in the original principal amount of $44,950.00 secured and evidenced by Deed of Trust of record in Book 5173, page 69, Register's Office for Davidson County, Tennessee, in favor of First Federal Savings & Loan Association, and further that all title and interest in the escrow account and insurance policy held in connection with aforesaid note and Deed of Trust is transferred and conveyed to the Grantees.

This conveyance is subject to restrictive covenants of record in Book 3934, page 115 and Book 4503, page 111; to the limitations shown on the Plan of record in Book 3700, page 31; all of record in the Register's Office for Davidson County, Tennessee; and to 1979 property taxes which the Grantees assume.

~~unimproved~~ ( ) This is improved (X) property, known as 6714 Duquaine Court, Nashville, Tennessee 37205
(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 6th day of August, 19 79

C. Martin Stoltzfus
C. MARTIN STOLTZFUS

Charlotte M. Stoltzfus
CHARLOTTE M. STOLTZFUS

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. MARTIN STOLTZFUS and wife, CHARLOTTE M. STOLTZFUS

the bargainors, 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 6th day of August 1979

Commission expires 10-18-81

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

C. MARTIN STOLTZFUS and wife,

CHARLOTTE M. STOLTZFUS

TO

VOLNEY P. GAY and wife,

BARBARA B. GAY

F. 4.4.3.7.2

IDENTIF. REFERENCE

AUG 6 12 48 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Box 19

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

RECEIVED OF _____

FOR _____ BOOK 5477 PAGE 474

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
			81700.00- CO	
			212.42 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	218.92-
1872A08/06/75			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4. 4. 3. 7. 2.

T
IDENTIF. REFERENCE

AUG 6 12 48 PM '75

FELIX Z. WILSON ☐ REGISTER
DAVIDSON COUNTY, TENN.

No. 702449