This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5637 PAGE 827

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary Steven Eller and wife, Candyce C. Eller	Western Pacific Financial Corporation	136-15-40
(NAME)	(NAME)	
2909 Nautilus Drive	1201 E. Highland Avenue	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37217	San Bernardino, California 92404	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Gary Steven Eller and wife, Candyce C. Eller and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Gary W. Duncan and wife, Susan Lynn W. Duncan

have this day bargained and sold, and do hereby transfer and convey unto the said Gary Steven Eller and wife, Candyce C. Eller

the Grantees herein, their (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 15 on the Plan ofHarbour Town Village, Section 2, as of record in Book 4675, pages 146 and 147, Register's Office for Davidson County, Tennessee. Said Lot No. 15 fronts 90.0 feet on the southerly side of Nautilus Drive and extends back 180.55 feet on the easterly line and 182.15 feet on the westerly line to a dead line measuring 90.01 feet thereon.

Being the same property conveyed to Gary W. Duncan and wife, Susan Lynn W. Duncan by deed from Jack Williams and Steve Vandevender for Colonial Homes, of record in Book 5061, page 144, Register's Office for said County.

This conveyance is subject to the plan of record in Book 4675, pages 146 and 147, Register's Office for said County, shows an Owner's Certificate, a 30-foot minimum building setback line from Nautilus Drive, a 10-foot easement for public utility purposes, a 95-foot gas transmission line easement and a 2.5 X 25-foot anchor easement at the northwest front corner; and restrictive covenants of record in Book 4931, page 667, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 69,900.00

Subscribed and sworn to before me, this the 14th day of August 1980

Affiant Gary Steven Eller

My commission expires: 8-12-81 (Affix Seal)

Notary Public Doris E. Mann

unimproved ( )
This is improved (XXX) property, known as 2909 Nautilus Drive, Nashville, Tennessee 37217
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 for 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 14th *day of* August 19 80 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gary W. Duncan

Susan Lynn W. Duncan

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Gary W. Duncan and wife, Susan Lynn W. Duncan

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* 14th *day of* August, *19* 80

Doris E. Moran *Notary Public*

Commission expires 8-12-81

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 .....

5943

Chicago Title Ins. 23969

WARRANTY DEED

FROM

Gary W. Duncan and wife,
Susan Lynn W. Duncan

TO

Gary Steven Eller and wife,
Candyce C. Eller

G 0 2 6 5 3

IDENTIF. REFERENCE

AUG 15 11 56 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5637 PAGE 829

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			69900.00- CO	
			181.74 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 188.24-	
5943A	08/15/80		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 2 6 5 3

IDENTIF. REFERENCE

Aug 15 11 5- AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 774010