BOOK 5654 PAGE 984

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,500.00

Linda C. Weldon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF Sept, 1977.

Jon D. Clemmer
Notary Public

MY COMMISSION EXPIRES: July 21, 1984

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

G. W. DUCKWORTH
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G. W. DUCKWORTH, TRUSTEE (NAME)	New Owner (NAME)	104-16
C/O Roberts Realty, Stahlman Bldg. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	365
Nashville, TN 37201 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	22W-10145

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, G. W. Duckworth and wife, Betty J. Duckworth

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO G. W. Duckworth, Trustee with full power to sell, mortgage, lease or otherwise convey without the joinder or disclosure of any beneficiary.

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. 51 on Belmont Land Company's proposed and unrecorded plan of the Belmont Heights, as of record in Book 421, Page 34.

Said Lot No. 51 fronts 100 feet on the northerly side of Linden Avenue and runs back between parallel lines, along the westerly margin of 15th Avenue, South, 169 feet to an alley in the rear.

Being the same property conveyed to G. W. Duckworth and wife, Betty J. Duckworth by deed from James W. Eaton and wife, Wilma Jean Eaton, of record in Book 4706, Page 141, Register's Office for Davidson County, Tennessee.

This instrument is made subject to all local government planning, building and zoning regulations.

This property is conveyed subject to Deeds of Trust as of record in Book 4385, Page 510, and Book 4420, Page 272, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1600 Linden Ave. Nashville, 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 10th day of August, 1977

G. W. Duckworth Betty J. Duckworth

STATE OF TENNESSEE
x~~Davidson~~ County

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Marshall/ Howard Kincaid

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named ~~C. W. Duckworth and wife, Betty J. Duckworth~~

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 Lewisburg, Tennessee, this 10th day of August 19 77

Commission expires 11-1-1980

Howard Kincaid
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

G. W. DUCKWORTH AND WIFE,

BETTY J. DUCKWORTH

TO

G. W. DUCKWORTH, TRUSTEE

G 0 9 2 3 0

IDENTIF. REFERENCE

SEP 24 8 18 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

HSD

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5654 PAGE 986

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
			14500.00- CO	
			37.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	44.20-
4060A09/24/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 9 2 3 0

T
IDENTIF. REFERENCE

SEP 24 8 18 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 781874