Take as is?

This Form furnished by Attorneys Title Company, Inc.

BOOK 5715 PAGE 731

Form No. WD-2

FROM

Larry S. Pelham, et ux

TO

Robert Curtis Duncan, et ux

For draftsman's use

This instrument prepared by
JOHNSON & EDWARDS
Attorneys-at-Law
600 Stahlman Building

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Curtis Duncan, et ux (NAME)	1st Financial Savings & Loan (NAME)	GO-20050
321 Highland Heights Dr. (STREET ADDRESS OR ROUTE NUMBER)	1048 Ogden Avenue (STREET ADDRESS)	MAP 25-11
Goodlettsville, TN 3707[illegible] (CITY) (STATE) (P. O. ZIP)	Downers Grove, IL 605[illegible] (CITY) (STATE) (ZIP)	PAR. 35

631232

IDENTIF. REFERENCE

(FOR REGISTER'S USE)

FEB 27 3 42 PM '81

FEE $ [illegible] REGISTER
DAVIDSON COUNTY, TENN.

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 69,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF February 19 81

Notary Public

MY COMMISSION EXPIRES: 4/8/82

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100---------- DOLLARS

Cash in hand paid, receipt of which is hereby acknowledged and other good and valuable considerations including the assumption by the Grantees, and their agreement to pay the outstanding principal loan balance more fully described in and secured by deed of trust of record in Book 5478, Page 650, Register's Office Davidson County, Tennessee, to which reference is made for the terms, conditions and limitations.

We, Larry S. Pelham and wife, Patricia L. Pelham, Grantors, herein,

have bargained and sold, and by these presents do transfer and convey unto the said

Robert Curtis Duncan and wife, Nonie Ethridge Duncan, Grantess, herein,

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. 34 on the Plan of Highland Heights Acres, of record in Book 3700, Page 97, Register's Office for said County.
SAID lot fronts 91 feet on the easterly margin of Highland Heights Drive and runs back 373.56 feet on the south side line and 346.25 feet on the north side line which intersects with the front line around a curve 39.27 feet in length to a rear line measuring 116.02 feet.
BEING the same property conveyed to Larry S. Pelham and wife, Patricia L. Pelham, by deed fro Robert S. Paisley and wife, E. Darlene Paisley, of record in Book 5557, Page 893, Register's Office Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4071, Page 226, Book 4633, Page 444, and as shown in deed of record in Book 5159, Page 887, said Register's Office and easements and building lines as shown on the plat of record in Book 3700, Page 97, said Register's Office.

GRANTORS hereby assign, set over, transfer and convey unto the GRANTEES, all their right, title and interest in and to the escrow accounts and insurance.

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WD-2

This is unimproved ( ) improved (XX) property, known as 321 Highland Heights Drive, Goodlettsville, TN. 37072
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 Grantors 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.

And Grantors 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.

Witness our hands this 27th day of February, 19 81

Larry S. Pelham
LARRY S. PELHAM

Patricia L. Pelham
PATRICIA L. PELHAM

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry S. Pelham and wife, Patricia L. Pelham,

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 Goodlettsville, Tennessee, this 27th day of February, 19 81.

Linda Cantrell, Notary Public.

Commission expires 1/18/82

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 singing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires

02/27 87 RECEIVED FOR RECORD

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5715 PAGE 733

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
			69500.00- CO	
			180.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	187.20-
2275A	02/27/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 1 2 3 2

IDENTIF. REFERENCE

FEB 27 3 42 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 809082