Mail to: Hostetler Realty Co.
P.O. Box 15655 - Nashville 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Tommy Ducklo	SAME	10W-1270
(NAME) 1913 Division St.	(NAME)	92-16-255
(STREET ADDRESS OR ROUTE NUMBER) Nashville TN 37203	(STREET ADDRESS) BOOK 5837 PAGE 853	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Eighty-Six Thousand Six Hundred Fifty Dollars and Twenty-Eight Cents ($86,650.28) of which Twelve Thousand Dollars ($12,000.00) has been paid in cash by the grantee hereinafter named, the receipt of which is hereby acknowledged, and for the remainder, the said grantee has assumed the vendors lien contained in the installment deed from Alma Zuccarello, a widow, to William P. Bruce, Sr. and Michael R. Shockley, of record in Book 5607, page 323, in the Register's Office of Davidson County, Tennessee and said grantee has executed two promissory notes on the _____ day of _____, 198___, in the amount of Eight Thousand Dollars ($8,000.00) each to the grantors, said promissory notes being secured by a deed of trust executed by the grantee on even date.

William P. Bruce, Sr. and Michael R. Shockley,

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

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 222 on the O. B. Hayes Second Plan of small lots, as of record in Plat Book 1, Page 81, Chancery Court at Nashville. Said Lot No. 222 fronts 50 feet on the Southeasterly side of Division Street and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to William P. Bruce, Sr. and Michael R. Shockley by installment deed from Alma Zuccarello, a widow, of record in Book 5607, page 323, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 1913 Division Street (House Number) (Street)
Nashville, Tennessee 37203
(P. O. Address) (City or Town) (Zip Code)

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.

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 4th day of January, 19 82.

William P. Bruce, Sr. — Michael R. Shockley

William P. Bruce, Sr. — Michael R. Shockley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5837 PAGE 854

Personally appeared before me, Frank J. Hostetler, Jr., a Notary Public in and for said County and State, the within named William P. Bruce, Sr. and Michael R. Shockley

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 Nashville, Tennessee, this 4th day of January, 1982

My commission expires 1-22-84 Notary Public Frank J. Hostetler, Jr.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $86,650.28

This is equal to or greater than the property would bring at a fair and voluntary sale.

William P. Bruce, Sr.
~~Tommy~~ Tommy J. DUCKLO

Sworn to and subscribed before me this 4th day of January, 1982.

My commission expires 1-22-84 Notary Public Frank J. Hostetler, Jr.

This instrument was prepared by:

WJM WOODS, BRYAN, WOODS & WATSON, A Professional Law Assn.	121 17th Avenue South Nashville, TN 37203
Name	Address

WARRANTY DEED

FROM
William P. Bruce, Sr.
and Michael R. Shockley

TO
Tommy Ducklo

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FELIX A. ROBERTSON
DAVIDSON COUNTY, TENN.

JAN 5 2 12 PM '82

IDENTIFICATION REFERENCE

G 7 4 1 9 5

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5837 PAGE 855

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

86650.28- CO
225.42 CO TX
.50 PRFEE
6.00 WDEED
CHECK 231.92-
5857A01/05/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G74195

IDENTIF. REFERENCE

JAN 5 2 13 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 860658