PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH, P.O. BOX ~~XXXX~~ 1733
HENDERSONVILLE, TN 37077

BOOK 10245 PG 527

STATE OF TENNESSEE
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

Louise H. Wooden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 1996

K. J. Shelton
Notary Public ~~W. K. Seegraves, Jr.~~ K. J. SHELTON NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES ~~10-07-98~~ 09/25/99

(AFFIX SEAL)

SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Louise H. Wooden	LOUISE H. WOODEN	LW 8560
(NAME)	(NAME)	
116 Hamblen Avenue	106 FIELDS DRIVE	53-12-78
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138	OLD HICKORY, TN 37138	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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,

John T. Duncan, Jr. and wife, Bernice A. Duncan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Louise H. Wooden, unmarried

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 Number 30 Block "C" on the Plan of Map No. 3 of Life & Casualty Insurance Co., property at Old Hickory, of record in Plat Book 974, Page 11, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 30 fronts 60.00 feet on the southwesterly margin of Hamblen Avenue and extends back between parallel lines 175.0 feet to a dead line.

Being the same property conveyed to John T. Duncan, Jr., and wife, Bernice A. Duncan of record in Book 5683, Page 355, and by agreed order of record in Book 7666, Page 120, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

0242342
IDENTIF. ↑ REFERENCE

96 NOV -1 AM 9:37
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

This is improved XX unimproved property, known as 116 Hamblen Avenue (House Number) (Street) Old Hickory, TN 37138 (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 30th day of October, 1996

John T. Duncan, Jr.
John T. Duncan, Jr.

Bernice A. Duncan
Bernice A. Duncan

STATE OF TENNESSEE
County of Sumner

BOOK 10245 PG 528

Personally appeared before me,
John T. Duncan, Jr. and wife, Bernice A. Duncan
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 19 96

Commission expires September 25, 1999

K. J. Shelton
Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
County of

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires

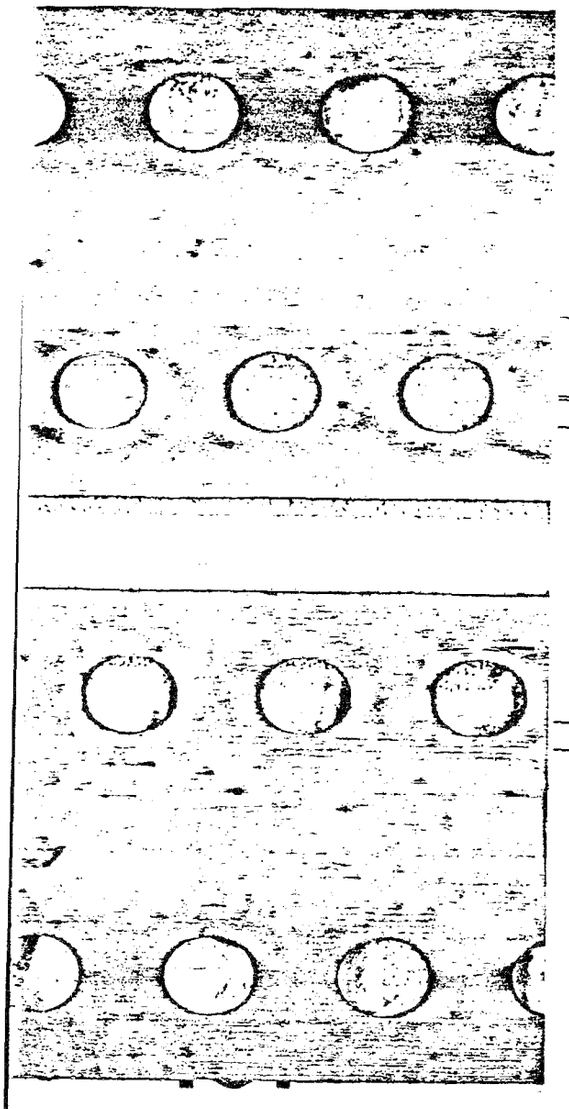
Notary Public

6747 11/01 0101 03CHECK 149.60

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10245 PG 529

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

CAMT 38000.00
CON TX 140.60
PRFEE 1.00
WDEED 8.00
TOTAL 149.60
CHECK 149.60

11/01/96 01 09:38 0001 6747

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242342
IDENTIF. # REFERENCE

96 NOV -1 AM 9:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1083688