DAVIDSON COUNTY WARRANTY

NUMBER 8835

RECORDED NOV.15, 1938.

SANDFORD DUNCAN, ET ALS.,

TO WARRANTY DEED

ADOLPH BENNETT.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY ($350.00) DOLLARS, CASH IN HAND THIS DAY PAID BY ADOLPH BENNETT TO SANDFORD DUNCAN AND WIFE, MARY S. C.DUNCAN AND MRS.MACKIE DAVIS TOWAR, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED;

WE, SANDFORD DUNCAN AND WIFE,MARY S.C.DUNCAN, BOTH RESIDENTS OF DAVIDSON COUNTY, TENNESSEE AND MRS. MACKIE DAVIS TOWAR, SHE BEING THE ONLY CHILD AND HEIR AT LAW, AND SOLE DEVISEE OF L.H.DAVIS, DECEASED, AND THE SAID MRS.MACKIE DAVIS TOWAR BEING NOW A RESIDENT OF DETROIT IN THE STATE OF MICHIGAN, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ADOLPH BENNETT, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

"BEING LOT NO.18 IN THE SUB-DIVISION OF THE WEST PART OF LOT NO.2 OF THE HARDING-LYTLE TRACT AS OF RECORD IN PLAN BOOK NO.1, PAGE 140, OF THE CHANCERY COURT AT NASHVILLE,TENNESSEE;

"THE PLAN OF THE SUBDIVISION OF WHICH THIS LOT NO.18 IS A PART IS RECORDED IN BOOK 974, PAGE 52, OF THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENN.

"SAID LOT NO.18 FRONTS 50 FEET ON THE NORTH SIDE OF ALBION STREET AND RUNS BACK BETWEEN PARALLEL LINES 166 FEET TO A 15 FOOT ALLEY AND IS A PART OF THE PROPERTY CONVEYED TO L.H.DAVIS AND SANDFORD DUNCAN BY CHARLIE C.DAVIS AND WIFE BY DEED DATED OCT.22, 1934, AND RECORDED IN BOOK NO.950, PAGE 405, OF THE REGISTERS OFFICE AFORESAID, TO WHICH REFERENCE IS HERE MADE."

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID ADOLPH BENNETT, HIS HEIRS AND ASSIGNS, FOREVER.

AND WE DO COVENANT WITH THE SAID ADOLPH BENNETT THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE; HAVE A GOOD RIGHT TO CONVEY IT, AND THAT THE SAME IS UNENCUMBERED.

AND SANDFORD DUNCAN AND WIFE, MARY S.C.DUNCAN AND MRS.MACKIE DAVIS TOWAR DO FURTHER COVENANT AND BIND THEMSELVES, THEIR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID ADOLPH BENNETT, HIS HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

WITNESS OUR HANDS THIS 19TH DAY OF OCTOBER, 1938.

SANDFORD DUNCAN

MARY S.C.DUNCAN

MACKIE DAVIS TOWAR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, S.L.WRIGHT,JR., A NOTARY PUBLIC, IN AND FOR THE STATE AND COUNTY AFORESAID, THE WITHIN NAMED SANDFORD DUNCAN AND WIFE, MARY S.C.