BOOK MARSHALL & BRUCE CO. NASHVILLE

Book No. 1148

For and in consideration of the sum of TWO HUNDRED AND FIFTY DOLLARS ($250) DOLLARS

CASH IN HAND PAID BY POWELL DUNCAN AND WIFE EVLYN DUNCAN, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

I, ELNORA WATKINS AND UNMARRIED WOMAN AND WHO IS MORE THAN TWENTY-ONE YEARS OF AGE HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID POWELL DUNCAN AND WIFE ELVYN DUNCAN , THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LOT NUMBER THIRTY-EIGHT (38) ON THE MAP OF L. C. THUSS SUBDIVISION OF A PART OF THE BARROW LANDS, AS OF RECORD IN BOOK 547, PAGE 102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 38 FRONTS 40 FEET ON THE EASTERLY SIDE OF 29TH AVE. NORTH AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET MORE OR LESS TO AN ALLEY.

THE SAME PROPERTY CONVEYED TO MATTIE BINYON BY DEED FROM HATTIE E. THUSS RECORDED IN BOOK 873, PAGE 725, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

DEED FROM MATTIE BINYON TO POWELL DUNCAN AND WIFE EVLYN DUNCAN BURNED DECEMBER 7, 1940 TOGATHER WITH THE NOTES, FOR FURTHER DESCRIPTION SEE LAST DEED.

AND BEING THE SAME PROPERTY CONVEYED TO ELNORA WATKINS BY DEED FROM POWELL DUNCAN AND WIFE ELVYN DUNCAN, ET AL, RECORDED IN BOOK 1151, PAGE 564, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said POWELL DUNCAN AND WIFE EVYLN DUNCAN, THEIR, heirs and assigns, forever, and I do covenant with the said POWELL DUNCAN AND WIFE EVLYN DUNCAN that I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered,
EXCEPT ALL UNPAID TAX.

And I, ELNORA WATKINS do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said POWELL DUNCAN AND WIFE EVLYN DUNCAN, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 28TH day of FEBRUARY, 1941.

ELNORA WATKINS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, INDIANA L. RIDLEY a Notary Public in and for said County and State, the within-named ELNORA WATKINS, UNMARRIED LADY, WHO IS MORE THAN TWENTY-ONE YEARS OF AGE the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

And X wife of the said X, having appeared before me privately and apart from husband, the said X acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 3RD day of MARCH, 1941.

Commission Expires 4 day of APRIL, 1944 (Seal.) INDIANA L. RIDLEY
Notary Public.

U.S.R.S. $0.55
RECEIVED MARCH 6, 1941, AT 9:16 A.M.