K 1469

WARRANTY DEED Published by Tennessee Title Company

For and in consideration of the sum of $ Seventy-six Hundred and no/100 ($7,600.00) **DOLLARS**

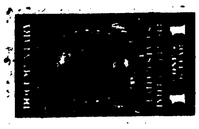
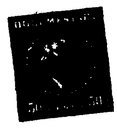
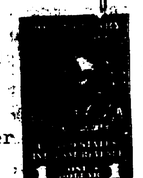
cash in hand paid by George P. Duke and wife, Louise Hyde Duke, the receipt of which is hereby acknowledged, we, Moncrief & Tinnon Lumber Company, a partnership composed of W. C. Moncrief, Jr., and Frank Tinnon, and Jacqueline R. Moncrief, wife of W. C. Moncrief, Jr., and Sallye B. Tinnon, wife of Frank Tinnon, **have bargained and sold, and by these presents do transfer and convey unto the said** George P. Duke and wife, Louise Hyde Duke, their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being lot No. 79 on the map of Terra View of record in Book 1130, page 69, Register's Office for Davidson County, Tennessee.

Said lot No. 79 fronts 110 feet on the northerly side of South Side Circle and measures 196.3 feet on the easterly side, 110 feet on the rear or northerly side and 213 feet on the westerly side, subject to the restrictions mentioned in deed of record in Book 1416, p. 276, said register's office.

Being the same property conveyed to Moncrief & Tinnon Lumber Company by deed of record in Book 1416, page 276, R.O.D.C. 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 George P. Duke and wife **their heirs and assigns, forever.**

And we **do covenant with the said** George P. Duke and wife, Louise Hyde Duke, **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 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** George P. Duke and wife, Louise Hyde Duke, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** 29 **day of** March, 1947.

Frank R Tinnon — W C Moncrief Jr

Sallye B Tinnon — Jacqueline R Moncrief

STATE OF TENNESSEE
Davidson County

Personally appeared before me, M. A. Draper, **a Notary Public in and for said County and State, the within named** W. C. Moncrief, Jr., and wife, Jacqueline R. Moncrief, and Frank Tinnon and wife, Sallye B. Tinnon, **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 day of March, 1947.

Commission expires 7/9/49

M. A. Draper
Notary Public

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