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For and in consideration of the sum of $ 1,000.00 (One Thousand) DOLLARS

Paid by James F. Scalf, Jr., and Wife, Nettie Scalf, receipt of which is hereby accepted, and the assumption by the said James F. Scalf, Jr. and wife, Nettie Scalf, of the payment of a Deed of Trust to Louis R. Linx, Trustee, of record in Book 1617, page 109, Register's Office of Davidson County, Tennessee, to which reference is here made, we, Hubert F. Duncan and Wife, Betty Jo M. Duncan,

have bargained and sold, and by these presents do transfer and convey unto the said James F. Scalf, Jr., and Wife, Nettie Scalf, 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 the north one-half of Lot No. 27 of Block "B" on the Map of Country Club Estates, of record in Book 843, page 95, Register's Office for said county.

Said part of said lot fronts 50 feet on the easterly side of Ardee Avenue, formerly Mildred Avenue, and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Hubert F. Duncan and wife, Betty Jo M. Duncan, by deed of Mrs. Frank (Lillie Rust) Bradford and husband, Frank Bradford, as of record in Book 1586, page 311, Register's Office for said County.

This conveyance is subject to restrictive covenants contained in deed from A.C.Breast & wife to Mrs. Francis, of record in Book 1046, page 395, RODC, 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 James F. Scalf, Jr. and wife, Nettie Scalf, their heirs and assigns, forever.

And we do covenant with the said James F. Scalf, Jr. and wife, Nettie Scalf 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, except for the above described deed of trust to Louis R. Linx, Trustee, and 1951 taxes, assumed by grantees.

And ~~we the said Hubert F. Duncan and wife, Betty Jo M. Duncan~~ do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James F. Scalf, Jr. and Wife, Nettie Scalf, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20 day of September, 1951.

Hubert F Duncan

Betty Jo M. Duncan

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Starkey Duncan, a Notary Public in and for said County and State, the within named Hubert F. Duncan and wife, Betty Jo M. Duncan

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 20 day of September, 1951.

Commission expires Aug 1 1954

Starkey Duncan
Notary Public

48648

WARRANTY DEED

FROM Hubert F. Duncan, et ux

TO James F. Scalf, Jr., et ux

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for Record
SEP 20 1951
at 1:37 P.M.
Recorded
Recorded
JAMES
By

Published by
TENNESSEE TITLE COMPANY
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