K 2489

For and in consideration of the sum of $ 10.00

- - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by the grantee herein, and other good and valuable consideration,

the receipt of which is hereby acknowledged,

I, Minnie F. Duncan, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said George Peabody College for Teachers, a Tennessee General Welfare Educational Corporation, its successors heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the Northerly 60 feet of the Southerly 80 feet of the Easterly 150 feet of Lot No. 56 on the Map of O. B. Hayes Plan of Large Lots called Rokeby, as of record in Book 21, page 87, and Book 57, page 108, of the Register's Office for said County, and described as follows:
Beginning at a point in the westerly margin of 18th Avenue South, formerly Lamar Street, 20 feet northerly from the south line of said Lot 56; thence with the westerly margin of said Avenue northerly 60 feet; thence at right angles westerly 150 feet to an alley; thence with said alley southerly 60 feet to a point 20 feet northerly from the south line of said Lot 56; thence easterly 150 feet to the beginning.
Being the same property conveyed, a 1/6th undivided interest in Minnie F. Duncan as one of the heirs at law of Hiram W. Duncan, deceased; a 5/6ths undivided interest in Minnie F. Duncan, by deed from Clarence W. Duncan, et al, of record in Book 1715, page 389, said Register's Office.

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 Peabody College for Teachers, a Tennessee General Welfare Educational Corporation, its successors heirs and assigns, forever.

And I do covenant with the said grantee herein that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered.

And I, the grantor herein do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee herein, its successors heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 16 day of January, 1956.

Minnie F. Duncan
Minnie F. Duncan

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. W. Carney, a Notary Public in and for said County and State, the within named Minnie F. Duncan, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16 day of January, 1956.

Commission expires February 24, 1957

L. W. Carney
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day of Jan. A.D. 1956 at 11:27 o'clock A M
Noted in Book 8578 Page 422
Recorded in Book ____ Page ____
Recording Fee ____ $2.00
JAMES P. WILSON, Register
By ____ Dep. Reg.

WARRANTY DEED
106992 dh
FROM
MINNIE F. DUNCAN, UNMARRIED
TO
GEORGE PEABODY COLLEGE FOR TEACHERS, A TENNESSEE GENERAL WELFARE EDUCATIONAL CORPORATION
84636

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