BK 2964

For and in consideration of the sum of TEN AND NO/100 ***** DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

F. L. EUBANK and wife, HELEN L. EUBANK,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RILEY C. DUNCAN and wife, MINNIE C. DUNCAN, ***

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 186 on the Plan of Section I, Caldwell Country Estates, of record in Book 2663, pages 68 and 69, Register's Office for said County, and described as follows:

Beginning at a point in the southeasterly margin of Danby Drive at the corner of Lots 185 and 186; thence with the line between said lots, southwesterly 255 feet to a corner of Lot 187; thence with the line between Lots 186 and 187, northwesterly 160 feet to the southerly margin of Darlington Road; thence with the margin of said Road, northeasterly 230 feet to the beginning of a curve; thence around said curve, easterly 39.27 feet to the westerly margin of Danby Drive; thence with the margin of the same, southeasterly 135 feet to the point of beginning.

Being part of the property conveyed to F. L. Eubank and wife, Helen L. Eubank, by deed from Greer Development Corporation, of record in Book 2810, page 375, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2802, page 369 and in Book 1788, page 108, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for taxes for 1959 which have been assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 9th day of October, 1959

F. L. Eubank

Helen L. Eubank

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E. FOLK, JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named F. L. Eubank and wife, Helen L. Eubank, 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, the 9th day of October, 1959

Reau E. Folk
Notary Public

My commission expires: July 23 1962

55419

WARRANTY DEED
MCB&F

From
F. L. EUBANK ET UX

To
RILEY C. DUNCAN ET UX

GUARANTY MORTGAGE CO. OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day of Oct. A.D. 1959 at 9:31 o'clock A.M.
Noted in Book 2964 Page 413
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

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