BK 2992

For and in consideration of the sum of $ 10.00 DOLLARS

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

Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, we, George H. Hopkins and wife, Annie Mai Hopkins,

have bargained and sold, and by these presents do transfer and convey unto the said Harold T. Duncan and wife, Evelyn J. Duncan

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. 71 and the South 50 feet of Lot No. 72 on the Map of Madison Heights Subdivision, Section I, of record in Book 1424, page 6, Register's Office for said County.

Said Lot No. 71 and part of Lot No. 72 adjoin and front together 150 feet on the west side of Tahlena Avenue and runs back between lines, 304.5 feet on the south line of Lot No. 71 and 329.55 feet, more or less, on the north line of part of Lot No. 72, to a dead line on which they measure 151.65 feet more or less.

Being the same property conveyed to George H. Hopkins and wife, Annie Mai Hopkins, by deed from D. L. Jensen and wife, of record in Book 1969, page 66, 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 Harold T. Duncan and wife, Evelyn J. Duncan their heirs and assigns, forever.

And we do covenant with the said Harold T. Duncan and wife, Evelyn J. Duncan 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, the grantors do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of November, 19 58

George H. Hopkins

Annie Mai Hopkins

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Nell Vandergriff, a Notary Public in and for said County and State, the within named George H. Hopkins and wife, Annie Mai Hopkins

the bargainor, 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 2nd day of January, 1959

Commission Expires Oct. 30, 1961

Nell Vandergriff
Notary Public

Warranty Deed
G-126718-bm
From 58715
GEORGE H. HOPKINS ET UX
To
HAROLD T. DUNCAN ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 2nd day of Jan. A.D. 1959 at 2:52 o'clock P.M.
Recorded in Book 2992 Page 613
Recording Fee $2.00
JAMES P. WILSON, Register
By [redacted]

[redacted] COMPANY
of Richmond, Virginia

PG 613