K 3128

APPROVED AS TO LEGALITY ON
30 DAY OF Aug. 1960
BY Fred P Gabbe

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
---TEN AND NO/100--- DOLLARS
Cash paid by Ray F. Lees and Wife, Winifred B. Lees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Earl R. Duncan and Wife, Mary K. Duncan

have bargained and sold, and by these presents do transfer and convey unto the said
Ray F. Lees and Wife, Winifred B. Lees,
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 Lot No. 126 on the Plan of Lincoya Hills, Section III, as of record in Book 2330, Page 29, Register's Office for said County,
Said Lot No. 126 fronts 240.28 feet on the easterly side of Knobview Drive, and extends back 199.85 feet on the scutherly line and 186.6 feet on the northerly line, to a dead line, measuring 240.1 feet thereon.
Being the same property conveyed to Earl R. Duncan and Wife, Mary K. Duncan, by deed from Robert J. Aylward and Wife, as of record in Book 2926, Page 198, Register's Office for Davidson County, 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 Ray F. Lees and Wife, Winifred B. Lees their heirs and assigns, forever.

And We do covenant with the said Ray F. Lees and Wife, Winifred B. Lees 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 1960 Taxes which have been pro-rated and Purchaser will pay when due.

And We, Earl R. Duncan and Wife, Mary K. 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 Ray F. Lees and Wife, Winifred B. Lees their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 27th day of August, 1960

X Earl R Duncan
X Mary K Duncan

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Earl R. Duncan and Wife, Mary K. 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 30th day of August, 1960

Commission expires July 29-1964

Rene Hoover
Notary Public

TENNESSEE TITLE COMPANY

G 479