BK 3217

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ($10.00)- -

TEN & NO/100- DOLLARS

Cash in hand paid by Frank K. Duncan and wife, Tommie Lucille Duncan, receipt of which is hereby acknowledged, and other good and valuable consideration,

We, Buford B. Walker and Frank M. Cathey,

_____ have bargained and sold, and by these presents do transfer and convey unto the said FRANK K. DUNCAN AND WIFE, TOMMIE LUCILLE DUNCAN,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 41 on the Plan of Cathey Heights, Section 2, as of record in Book 2854, page 126, Register's Office for said County.

Said Lot No. 41 fronts 95.54 feet on the easterly side of Torbay Drive and extends back 310.0 feet on the northerly line and 322.73 feet on the southerly line, to a line in the rear on which it measures 68.20 feet.

Being part of the property conveyed to Buford B. Walker and Frank M. Cathey, by deed from Elton P. Scales and wife, Floraine M. Scales, of record in Book 2883, page 351, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said FRANK K. DUNCAN AND WIFE, TOMMIE LUCILLE DUNCAN,

their heirs and assigns, forever.

And we do covenant with the said Frank K. Duncan and wife, Tommie Lucille 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, Buford B. Walker and Frank M. Cathey,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frank K. Duncan and wife, Tommie Lucille Duncan,

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 27TH day of March, 19 61

Buford B. Walker

Frank M. Cathey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C. Richard Tetts, a Notary Public in and for said County, aforesaid, the within named Buford B. Walker and Frank M. Cathey,

with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27TH day of March, 19 61

My Commission Expires FEB. 27, 1963

C. Richard Tetts
Notary Public

Commission expires

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