K 3312

WARRANTY DEED

From: WILLIAM BRYANT DUNCAN et ux

To: BETTIE JANE DUNCAN NORTON

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, receipt of which is hereby acknowledged and for the love and affection that we bear for our daughter, Bettie Jane Duncan Norton, we, WILLIAM BRYANT DUNCAN AND WIFE, ZENITH C. DUNCAN have bargained and sold and by these presents do transfer and convey unto the said BETTIE JANE DUNCAN NORTON, a remainder interest, the following described tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 22 and 23 of Block "B" on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for said County.

Said lots adjoin and front together 100 feet on the south side of Cheryl Avenue and run back between parallel lines, 145 feet to a dead line.

Being the same property conveyed to William Bryant Duncan and wife Zenith C. Duncan, by deed from John B. Rucker, Jr., and wife, of record in Book 2393, page 49, said Register's Office.

THE GRANTORS reserve for themselves a life estate and further that in the event, and only in the event, the said William Bryant Duncan should predecease his wife, Zenith C. Duncan, then said property shall not be sold until after the death of the said Zenith C. Duncan. This restriction shall in no way prohibit William Bryant Duncan and wife, Zenith C. Duncan and the Grantee, Bettie Jane Duncan Norton from conveying the property during their life time, nor shall it prevent the said William Bryant Duncan or his daughter Bettie Jane Duncan Norton from conveying the property in the event Zenith C. Duncan should predecease the said William Bryant Duncan.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said BETTIE JANE DUNCAN NORTON, a remainder interest, her heirs and assigns, forever.

AND we do covenant with the said BETTIE JANE DUNCAN NORTON, a remainder interest, 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 Grantee, her heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 4th day of December, 1961.

William Bryant Duncan

William Bryant Duncan

Zenith C. Duncan

Zenith C. Duncan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, B. W. Howard, a Notary Public in and for said County and State, the within named William Bryant Duncan and wife, Zenith C. Duncan, the bargainors, 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 4th day of December, 1961.

B W Howard

Notary Public

My Commission Expires.
October 28, 1963

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