BK 3431

For and in consideration of the sum of ($10.00) Ten and No/100 DOLLARS

cash in hand paid by Chester Leroy Duncan and wife, Mary Louise Duncan

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Ernest W. Escue and wife, Allene B. Escue

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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 13th Civil District, formerly the 23rd, of Davidson County, Tennessee, being part of Lot No. 1 of Exhibit "A" on the Plan of the Subdivision of the lands of Dr. J. H. Jordan, deceased, as of record in Plan Book 2, page 79, Chancery Court at Nashville, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, June 27, 1955 as follows:

Beginning at an iron pin on the easterly margin of Cato Road, at the southwest corner of that part of said Lot No. 1 conveyed to William Burton Clinard and wife, by deed from Andy Glaus, Jr., and wife, of record in Book 2395, page 353, Register's Office for said County; thence with said Clinard's southern boundary line, north 62° 12' east 400 feet to an iron pin, said Clinard's southeast corner; thence south 27° 48' east 160 feet to a fence; thence with said fence, south 1° 30' east 44.5 feet to an iron pin; thence south 62° 12' west 308.6 feet to the easterly margin of said Road; thence with same, north 27° 48' west 200 feet to the beginning.

Being the same property conveyed to Ernest W. Escue and wife, Allene B. Escue, by deed from Davis Richard Amick and wife, Mildred Jean Amick, of record in Book 3181, page 251, said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we 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.

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.

Witness our hands this 28th day of August, 19 62

Ernest W. Escue
Ernest W. Escue

Allene B. Escue
Allene B. Escue

STATE TAX 19.43
PROBATE .50
TOTAL $ 19.93

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Ernest W. Escue and wife, Allene B. Escue

AUG 29 1962
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

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 28th day of August, 19 62

Commission expires APR 12 1965

Notary Public.

TENNESSEE TITLE COMPANY

PLEASE MAIL TO - A.J. Banks Realty 4739 Dakes Branch Road, Nashville 8, Tenn.

28 12.950.00

Warranty Deed

From

Ernest W. Escue and wife,

Allene B. Escue

18541

To

Chester Leroy Duncan and wife

Mary Louise Duncan

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day of AUG A.D. 1962 at 3:01 o'clock P.M.
Recorded in Book 3431 Page 189
Recording Fee 1.00
JAMES E. WILLETT, Register
By R. [illegible] D.C.

Prepared by
TENNESSEE TITLE COMPANY
NASHVILLE

LAWYERS TITLE CORP.

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