BK 3538

WARRANTY DEED

For and in consideration of the sum of $5000.00

FIVE THOUSAND & NO/100 DOLLARS

Cash in hand paid to us by Ethel Duncan, the receipt of which is hereby acknowledged, we, Willie D. Hancock and wife, Wilma Hancock, and Dorothy Jane H. Phelps

have bargained and sold, and by these presents do transfer and convey unto the said

Ethel Duncan

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

Being Lot No. 2 of Block 4 on the Plan of Dabbs & Elliott's Subdivision No. 1, Old Hickory, as of record in Book 547, page 97, Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the southwesterly side of Elliott Avenue and runs back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Willie D. Hancock and wife, Wilma Hancock, and Dorothy Jane Hancock, by deed from Clayton Beaty and wife, Ona Beaty, of record in Book 2027, page 616, 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 Ethel Duncan

her *heirs and assigns, forever.*

And we *do covenant with the said* Ethel 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.*

except for the 1963 taxes, which are prorated and will be paid by the Grantee.

And we, Willie D. Hancock and wife, Wilma Hancock, and Dorothy Jane H. Phelps *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ethel Duncan

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

Witness our hands this 8th *day of* May, 1963, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dorothy Jane H. Phelps — Willie D. Hancock

Wilma Hancock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. J. Smith, *a Notary Public in and for said County and State,* Willie D. Hancock and wife, Wilma Hancock, and Dorothy Jane H. Phelps

the within named 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* 8th *day of* May, 1963.

W. J. Smith, *Notary Public*

Commission expires March 13, 1966

62670

WARRANTY DEED
FROM
WILLIE D. HANCOCK et als
TO
ETHEL DUNCAN

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 14 day of MAY A.D. 1963 at 11:30 o'clock A.M.
Noted in Book 3538 Page 376
Recorded in Book Page
Recording Fee $2.00
Register
Deputy Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
1st Ave. N. Cor. Third & Union
NASHVILLE, TENNESSEE

Mrs. Ethel Duncan
306 - 32nd Street
Old Hickory, Tenn.

PG 61