K 3646

WARRANTY DEED

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

----------TEN AND NO/100----------*DOLLARS*

Cash paid by Medford A. Todd and wife, Ruth H. Todd, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid balance of a note in the original amount of $16,000.00, dated October 9, 1956, secured by deed of trust to E. E. Murrey, Trustee, recorded in book 2570, page 77, Register's Office for Davidson County, Tennessee.

We, James F. Duncan and wife, Katherine Duncan *have bargained and sold, and by these presents do transfer and convey unto the said* Medford A. Todd and wife, Ruth H. Todd

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

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Lealand Heights, as of record in book 2330, page 71, Register's Office for said County.

Said lot No. 12 fronts 125.9 feet on the south side of Milesdale Drive and runs back 169 feet on the west line and 131 feet on the east line to a dead line in the rear on which it measures 166.28 feet.

Being the same real property conveyed to James F. Duncan and wife, Leone Duncan, by deed from Karl E. Haury, et al, dated October 9, 1956, filed October 11, 1956, and recorded in book 2597, page 123, said Register's Office, the said Leone Duncan having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Medford A. Todd and wife, Ruth H. Todd their *heirs and assigns, forever.*

And we *do covenant with the said* Medford A. Todd and wife, Ruth H. Todd *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 as stated herein.

And we, James F. Duncan and wife, Katherine 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* Medford A. Todd and wife, Ruth H. Todd their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand*s *this* 8th *day of* November, *19*63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X James F. Duncan
James F. Duncan

X Katherine Duncan
Katherine Duncan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, C. Kenneth Bowling, *a Notary Public in and for said County and State,* James F. Duncan and wife, Katherine Duncan

the within named 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* 8th *day of* November, *19*63.

C. Kenneth Bowling *Notary Public*

My commission expires Oct 30, 1965

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