BK 3708

TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Melvin L. Duncan et ux, Ruby R. Duncan (NAME)	Guaranty Mortgage Company (NAME)	4D-71602
8402 Gullett Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	
Hermitage, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in consideration of the sum of $16,350.00 - - - - - - - - - - - - - - - - - -
Sixteen Thousand, Three Hundred, Fifty and no/100 - - - - - - - - - - - - - - - DOLLARS
cash in hand paid by MELVIN L. DUNCAN AND WIFE, RUBY R. DUNCAN

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, M.T. MELVIN AND WIFE, MARY T. MELVIN

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 Davidson County, Tennessee, being Lot No. 246 on the Plan of Hermitage Estates, as of record in Book 3300, pages70 and 71, Register's Office for said County.

Said Lot No. 246 fronts 141.7 feet on the southerly side of Gullett Drive, and extends back 130 feet on the easterly line and 131.6 feet on the westerly line, to a dead line in the rear on which it measures 46.7 feet.

Being part of the property conveyed to M.T. Melvin by deed fr om A.H. Johnson, Trustee, as of record in Book 3674, page 19, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The 1964 taxes have been prorated and are hereby assumed by purchasers.

This is unimproved / improved (X) property, known as 8402 Gullett Drive, Hermitage, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or 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 8th day of April 1964.

Mary T. Melvin M T Melvin

STATE OF TENNESSEE }
DAVIDSON COUNTY }

STATE TAX $ 24.53
PROBATE .50
TOTAL $ 25.03

APR 1 3 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Personally appeared before me, W. T. Melvin, a Notary Public in and for said County and State, the within named M.T. MELVIN AND WIFE, MARY T. MELVIN 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 8th day of April 1964.

Commission expires 23 July 1966 Notary Public W. T. Melvin

W. T. MELVIN NOTARY PUBLIC DAVIDSON COUNTY

TENNESSEE TITLE COMPANY

Warranty Deed

FROM 24378

M.T. MELVIN AND WIFE, MARY T. MELVIN

TO

Melvin L. Duncan and wife, Ruby R. Duncan

REGISTER STAMP BELOW

STATE OF TENNESSEE DAVIDSON COUNTY
Received for record 18 day APR A.D. 1964 1:58 o'clock P M.
Recorded in Book 108 Page 565
Recording fee $
Deputy Reg.

GUARANTY MORTGAGE CO. OF NASHVILLE

LAWYERS TITLE CORPORATION NASHVILLE, TENN.