BK 3769

TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Duffy and Edna M. Duffy (NAME)	Guaranty Mortgage Company (NAME)	3D-73622
2910 Lincoya Court, (STREET ADDRESS OR ROUTE NUMBER)	316 Union St., (STREET ADDRESS)	
Nashville 14, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville 3, Tennessee (CITY) (ZONE) (STATE)	

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

cash in hand paid by John W. Duffy and wife, Edna M. Duffy

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, I, Ione J. Butler (Unmarried)

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. 9 on the Plan of Lincoya Hills Addition, of record in Book 3106, page 66, Register's Office for said County.
Said Lot No. 9 fronts 166.76 feet on the north side of Lincoya Court and runs back 177.3 feet on the east line and 167 feet on the west line to a dead line in the rear on which it measures 108.3 feet.
Being the same property conveyed to Ione J. Butler by deed from O. H. Mason and wife, of record in Book 3428, page 563, 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.

~~XXXXXXXXXXXX~~ This is improved ~~X~~ property, known as 2910 Lincoya Court, (House Number) (Street) Nashville, Tennessee 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 ~~my~~ hand this 16th day of June, 19 64.

STATE TAX $39.00
PROBATE .50
TOTAL $39.50

STATE OF TENNESSEE
~~XXXXXXXX~~ COUNTY

Before me, A. C. Nance, a Notary Public in and for said County and State, the within named Ione J. Butler, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my official seal at Memphis, Tennessee, this 16th day of June, 19 64.

JUN 24 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUN 24 1964

Commission Expires My Commission Expires Oct. 4, 1966 Notary Public A. C. Nance

TENNESSEE TITLE COMPANY

Warranty Deed

FROM 38119

Ione J. Butler (Unmarried)

To

John W. Duffy et ux

REGISTER STAMP BELOW

Guaranty Mortgage Co. of Nashville

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
JUN 24 A.D. 1964
2:22 o'clock P.M.
Book 3769 Page 532
Fee $ .50
In Box
PUT REVENUE STAMPS HERE

REGISTER'S STAMP

E. C. McWherter, Register

CORPORATION

BANK