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WARRANTY DEED — **ATTORNEYS TITLE COMPANY**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold Throneberry (NAME:)	Nashville Mortgage & Realty Co. (NAME:)	
2015 Sweetbrier Avenue (STREET ADDRESS OR ROUTE NUMBER)	304 Second Avenue, North (STREET ADDRESS)	W-24-12655
Nashville (CITY) Tennessee (P. O. ZONE) (STATE)	Nashville (CITY) Tennessee (ZONE) (STATE)	

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

Cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged:

We, Joseph S. Duncan and wife, Margie F. Duncan _____ **have bargained and sold, and by these presents do transfer and convey unto the said** Harold Throneberry and wife, Elizabeth H. Throneberry _____ **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. 19 on the Map of CRUTCHER'S RESUBDIVISION of the Hostetter Lots, of record in Book 843, page 71, Register's Office for said county.
Said Lot No. 19 fronts 60 feet on the south side of Sweetbrier Avenue and runs back between lines, 142 feet 9 inches on the west line and 142 feet 7-1/2 inches on the east line to a dead line in the rear on which it measures 60 feet.
Being the same property conveyed to JOSEPH S. DUNCAN AND WIFE, MARGIE F. DUNCAN, by deed from Horace W. Floyd, Jr., an unmarried man, of record in Book 3371, page 401, said Register's Office.

This is unimproved ( ) improved ( ) property, known as 2015 Sweetbrier Avenue (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 Harold Throneberry and wife, Elizabeth H. Throneberry _____ **their heirs and assigns, forever.**

And we **do covenant with the said** Harold Throneberry and wife, Elizabeth H. Throneberry **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.**

And we, Joseph S. Duncan and wife, Margie F. 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** Harold Throneberry and wife, Elizabeth H. Throneberry **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 27th **day of** August, **19** 64

Joseph S. Duncan

Margie F. Duncan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, William J. Davy, a Notary Public in and for said County and State, the within named Joseph S. Duncan and wife, Margie F. Duncan

the bargainor, 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 27th day of August 19 64

Commission expires June 13, 1967

William J. Davy
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Joseph S. Duncan et ux

TO Harold Throneberry et ux

48119

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 27 2 30 PM '64

NOTED: BOOK 109 PAGE 294
RECORDING FEE $ 2.00
DEP. REG. R

$15,000

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID AUG 27 1964

STATE TAX $ 22.50
PROBATE 50
TOTAL $ 23.00

AUG 27 1964