Old Hickory, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)

For and in consideration of the sum of ----------($10.00)----------
----------Ten and No/100---------- DOLLARS
cash in hand paid by William N. Akers and wife, Mary L. Akers

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,
Ezra U. Duncan and wife, Jimmie M. Duncan

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. 12 of Section "E" on the Revised Plan of E. I. duPont de Nemours and Company's Subdivision, as of record in Book 1424, page 132, Register's Office for said County.

Said Lot No. 12 fronts 87 feet on the westerly side of Turner Street, and runs back between lines, (parallel lines) 151 feet to a dead line.

Being the same property conveyed to Ezra U. Duncan and wife, Roxie Marie Duncan, by deed from E. I. duPont de Nemours and Company, as of record in Book 2013, page 410, said Register's Office. The said Roxie Marie Duncan having since died and the said Ezra U. Duncan having since remarried.

This conveyance is made subject to restrictive covenants and easements applicable to said property.

This is {unimproved / improved (x)} property, known as 1800 Turner Street, Old Hickory, 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 December, 1964

Ezra U. Duncan

Jimmie M. Duncan

STATE TAX $ exempt
PROBATE .50
TOTAL $ 9.50

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible], a Notary Public in and for said County and State, DEC 8 1964 the within named Ezra U. Duncan and wife, Jimmie M. Duncan

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 R. E. WORRALL COUNTY COURT CLERK DAVIDSON COUNTY, TENN. Tennessee, this 8th day of December, 1964

PAID DEC 8 - 1964

Commission expires APR 12 1966 Notary Public

TENNESSEE TITLE COMPANY

$ 9.50

Warranty Deed

FROM
EZRA U. DUNCAN AND WIFE,

TO
JIMMIE M. DUNCAN

To
WILLIAM N. AKERS AND WIFE,
MARY L. AKERS

REGISTER STAMP BELOW

61306

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 8 3 13 PM '64

NOTED BOOK 110 PAGE 544
RECORDING FEE 2.00
DEP. REG. .50

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by TENNESSEE TITLE CO
NASHVILLE, TENN
Zone Office
YERS TITLE INS CORPORATION
1004

Akers, 3000 Elliott Ave., Old Hickory, Tenn.