WARRANTY DEED

BOOK 3868 PAGE 474

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank R. Tate (NAME:)	Prudential Ins. Co. of America (NAME:)	MAP 95-2
2223 Craigmeade Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2202 (STREET ADDRESS)	PAR 151
Nashville 14, Tennessee (CITY) (P. O. ZONE) (STATE)	Jacksonville, Florida (CITY) (ZONE) (STATE)	e.s. 30 85995

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

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

Cash paid by Frank R. Tate and wife, Carol A. Tate, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said Frank R. Tate and wife, of the unpaid principal balance of a note in the original amount of $19,000.00, secured by deed of Trust of record in Book 3518, page 65, RODC, Tennessee

We, Earl R. Duncan and wife, Mary K. Duncan ..... *have bargained and sold, and by these presents do transfer and convey unto the said* Frank R. Tate and wife, Carol A. Tate ..... 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. 34, Section I, Craigmeade Subdivision, as of record in Book 2900, page 121, Register's Office for said County.

Said Lot No. 34 fronts 355.6 feet on the easterly side of Craigmeade Circle and extends back between lines, 225 feet to a point in the rear, and is more or less triangular in shape.

Being the same property conveyed to Earl R. Duncan and wife, Mary K. Duncan, by deed from Lee Raymond Beaman, Jr., and wife, of record in Book 3508, page 285, said Register's Office.

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank R. Tate and wife, Carol A. Tate ..... their *heirs and assigns, forever.*

And we *do covenant with the said* Frank R. Tate and wife, Carol A. Tate ..... *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, Earl R. Duncan and wife, Mary K. 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* Frank R. Tate and wife, Carol A. Tate, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 6th *day of* March, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Earl R. Duncan
Earl R. Duncan

X Mary K. Duncan
Mary K. Duncan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, David C. Kipp, a Notary Public in and for said County and State, Earl R. Duncan and wife, Mary K. Duncan

the within named 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 6th day of March, 1965.

David C. Kipp Notary Public

Commission expires July 20, 1965

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

$3.85 $21,750.00

WARRANTY DEED

FROM
Earl R. Duncan, et ux
TO
Frank R. Tate, et ux

7 | 977

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 10 10 44 AM '65

NOTE TAX 1 PAGE 179
RECORDING FEE 2.00
DEP. REG. 1

DOCUMENTARY 10 TENTH 10 DOCUMENTARY 5 FIVE 5 DOCUMENTARY 5 FIVE 5 DOCUMENTARY 10 TENTH 10 DOCUMENTARY 5 FIVE 5

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.

3263

STATE TAX $ 50
PROBATE
TOTAL $ 3313

MAR 10 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID MAR 10 1965