BOOK 3879 PAGE 820

Warranty Deed

Map 129-12
Par. 10

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 7D 36810
SEND TAX NOTICES TO: James Duncan
ADDRESS: 4325 Percy Drive Nashville Tenn

For and in consideration of ..... ($10.00) ..... cash in hand paid by James F. Duncan and wife, Katherine P. Duncan ....., hereinafter referred to as the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, ... Murphree Realty Company ....., hereinafter referred to as the GRANTOR, has bargained and sold, and by these presents does 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:

Being Lot No. 204 on the Plan of Warner Park Valley, Section 1, as of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

Said Lot No. 204 fronts 95 feet on the easterly side of Percy Drive and runs back 159.95 feet on the southerly line and 142.05 feet on the northerly line to a broken line measuring 141.58 feet thereon.

Being part of the property conveyed to Murphree Realty Company by deed from Joseph Martin, Sr., Trustee, of record in Book 3532, page 605, said Register's Office.

Purchasers to assume 1965 taxes.

THIS TRACT IS _____ IMPROVED AND SHOWN ON TAX RECORDS AS:

No.	Street	City	Zone	State

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 the GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except for the 1964 taxes which have been prorated and assumed by the GRANTEES and unless otherwise herein set out.

And the GRANTOR does covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the GRANTOR has hereby caused this instrument to be executed by its duly authorized officer this 1st day of September, 1964.

MURPHREE REALTY COMPANY

BY [signature]
TITLE
Exec. Vice Pres.

STATE OF Tennessee
COUNTY OF Davidson

Before me, Virginia E. Mitchell, a Notary Public of the State and County aforesaid, personally appeared William R. Manier with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Exec. Vice Pres. of the Murphree Realty Company, the within named bargainor, a corporation, and that he as such Exec. Vice Pres. being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Murphree Realty Company by himself as Exec. Vice Pres.

Witness my hand and seal, at Nashville, Tennessee this the 1st day of September, 1964.

[signature]
Notary Public

My Commission expires April 21, 1965

Warranty Deed

From

MURPHREE REALTY COMPANY

Mail To

JAMES F. DUNCAN, ET UX

1220

76394

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 13 2 12 PM 65

REGISTER'S OR CLERK'S
RECORDING FEE $ 2.00

DEP. REG.

BOOK 1111 PAGE 381

Compliments of

MURPHREE MORTGAGE COMPANY

226 Third Avenue North
254-7601
NASHVILLE, TENNESSEE

Branch Office—Huntsville, Alabama

STATE TAX $ .75
PROBATE .50
TOTAL $ 1.25

APR 13 1965

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

PAID APR 13 1965
CT





BOOK 3879 PAGE 821