TTC 180321

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 92-4 Par. 34	Mr.& Mrs. L. J. Gunn 1015 15th Avenue South Nashville, Tennessee	new owners BOOK 3905 PAGE 300
FIELD BOOK NUMBER(S) 3W-3725	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1412 Phillips Street	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JENNIE PATIENCE DUNCAN WILKINS, as the only heir at law of Mary Willie Duncan (Martin), deceased intestate, and CLARENCE D. WILKINS, husband of the said Jennie Patience Duncan Wilkins,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto L. J. GUNN and wife, EMMA GUNN,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly 10 feet of Lot No. 190 and the easterly 20 feet of Lot No. 191 in Harding's Second Addition to Nashville, a plan of which is of record in Book 21, page 58.

Said part of said lots front together 30 feet on the northerly side of Phillips Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jennie Patience Duncan Wilkins, as the only heir at law of Mary Willie Duncan (Martin), deceased intestate, as shown by "Affidavit of Heirship", of record in Book 3834, page 288.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1965 taxes, which have been prorated and assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 21st day of June, 19 65

Clarence D. Wilkins

Jennie Patience Duncan Wilkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 3905 PAGE 301

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Jennie Patience Duncan Wilkins and husband, Clarence D. Wilkins, the bargainor(s), 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, the 21st day of June, 1965.

My commission expires: July 26, 1966

Reau E. Folk Jr.
Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

WARRANTY DEED
REF:cr

FROM
JENNIE PATIENCE DUNCAN WILKINS, and husband, CLARENCE D. WILKIN

TO
L. J. GUNN and wife,

86190

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 24 9 43 AM '65

NOTE
RECORDED IN BOOK 111 PAGE 825
DEP. REG.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public