This deed was prepared by: J. J. Foley, Jr., Atty., 105 Stahlman Bldg., Nashville, Tenn.

BOOK 3945 PAGE 908

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ewing O. Harper, Jr.	Ewing O. Harper, Jr.	Par. 23W 01964
(NAME:) 311 Stahlman Building	(NAME:) 311 Stahlman Building	Map 94-2-181 (Lot 145)
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	(Lot 144) Par. 23W 01962
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Map 94-2-180

MS

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by Ewing O. Harper, Jr. and wife, Lillian G. Harper, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Roy H. Duncan and wife, Lillard O. Duncan, hereinafter called 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 Lots Nos. 144 and 145 on the Plan of United Electric Railway Company's Subdivision, as of record in Book 161, page 8, Register's Office for said County.

Said Lot Nos. 144 and 145 front 50 feet each on the southerly side of East Side, formerly Ashworth Avenue, and run back between parallel lines 150 feet to an alley.

LOT 144: Being the same property conveyed to Tandy P. Duncan and Son, Roy H. Duncan by deed from Annie Walker et vir et al, of record in Book 691, page 206, Register's Office for Davidson County, Tennessee. The said Tandy P. Duncan having died intestate in Nashville, Davidson County, Tennessee, on the 9th day of February, 1926, and title now being vested in Roy H. Duncan as follows: A one-half undivided interest as the sole surviving heir at law of Tandy P. Duncan and a one-half undivided interest by the above set forth deed.

LOT 145: The easterly 10 feet of Lot No. 145 conveyed to Roy H. Duncan, by deed from W. C. Scott, of record in Book 932, page 405, Register's Office for Davidson County Tennessee, and the westerly 40 feet of Lot No. 145 was conveyed to Tandy P. Duncan and Son, Roy H. Duncan, by deed from J. E. Demonbreum and wife, Mattie Demonbreum, of record in Book 596, page 417, Register's Office for Davidson County, Tennessee. The said Tandy P. Duncan having since died, and said property being vested in Roy H. Duncan, as the only heir at law of Tandy P. Duncan.

unimproved ( )
This is improved ( ) property, known as 1902 - 1904 Eastside Avenue Nashville, 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. 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.

WITNESS our hands this the 6th day of October, 1965.

Roy H Duncan

Lillard O Duncan

STATE TAX $ 13.50
PROBATE .50
TOTAL $ 14.00

OCT 12 1965 12 10

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L O Hardaway, a Notary Public in and for said County and State, the within named Roy H. Duncan and wife Lillard O. 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 6th day of October, 1965.

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

Commission expires Oct 25-1967

L O Hardaway
Notary Public

2000.00

WARRANTY DEED

FROM

ROY H. DUNCAN AND WIFE,

TO

LILLARD O. DUNCAN

TO

EWING O. HARPER, JR. AND WIFE,

LILLIAN G. HARPER

MOUNTAIN REALTY COMPANY

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

01669

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 12 3 30 PM '65

NOTED: BOOK 112 PAGE 633
RECORDING FEE $ 2.00
DEP. REG. X

7.90
1.00
2-