BOOK 3973 PAGE 916

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifton E. Duncan, Jr. (NAME:)	Kimbrough-Kavanaugh and Associates (NAME:)	11D 29635
Edgemeade Drive (STREET ADDRESS OR ROUTE NUMBER)	416 Union Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by Clifton E. Duncan, Jr. and wife, Joyce A. Duncan hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Carson C. Driver, Jr. and wife, Doris B. Driver 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 Lot No. 16 on the Plan of Edgemeade Farm Subdivision, of record in Book 3600, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 58 feet on the northerly side of Edgemeade Drive and runs back between lines, 160 feet on the westerly line and 159.4 feet on the easterly line to a dead line on which it measures 58 feet.

Being part of the same property conveyed to Carson C. Driver, Jr. and wife, Doris B. Driver, by deed from Roy C. Anderson and wife, Frances Anderson of record in Book 3801, page 426, Register's Office for Davidson County, Tennessee.

This instrument was prepared by:
Miller Kimbrough
416 Union Street
Nashville, Tenn.

This is unimproved ( ) improved (X) property, known as Edgemeade Drive, 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 seised 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 31st day of December, 1965.

Carson C. Driver, Jr.

Doris B. Driver

STATE TAX $ 14.40
PROBATE .50
TOTAL $ 14.90

JAN 3 1966
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JAN 3 1966

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jan Glascock, a Notary Public in and for said County and State, the within named Carson C. Driver, Jr. and wife, Doris B. Driver 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 31st day of December, 1965.

Commission expires APRIL 30, 1969

Jan Glascock
Notary Public

WARRANTY DEED

FROM
CARSON C. DRIVER, JR. ET UX

TO
Clifton E. Duncan, Jr. et ux

KIMBROUGH-KAVANAUGH AND ASSOCIATES

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

12246

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 3 10 54 AM '66

NOTED: BOOK 113 PAGE 264
RECORDING FEE $ 2.00
DEP. REG. ____

$9,600.00