WARRANTY DEED

BOOK 3976 PAGE 793

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tom L. Wood	Tom L. Wood	15D-52095
(NAME) 2705 Andrew Place	(NAME) Same	Map 73-5
(STREET ADDRESS OR ROUTE NUMBER) Nash Tennessee	(STREET ADDRESS)	Par. 172
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Fourteen Thousand Seven Hundred Thirty and No/100 ---------- ($14,730.00) ---------- *DOLLARS*

of which $8,065.96 has been paid in cash by Tom L. Wood and wife, Mildred Wood, the receipt of which is hereby acknowledged, and for the remainder the said Tom L. Wood and wife, Mildred Wood, have assumed and agree to pay the unpaid balance of $6,664.04 of an indebtedness in the original amount of $10,500.00, secured by vendor's lien retained in deed from C. A. Wheeler, Jr. and wife to James F. Duncan, Jr. and wife, of record in book 2158, page 488, Register's Office for Davidson County, Tennessee,

We, James F. Duncan, Jr. and wife, Joann Love Duncan,

have bargained and sold, and by these presents do transfer and convey unto the said Tom L. Wood and wife, Mildred Wood, 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. 16 on the Map of Riverwood Terrace, as of record in book 1835, page 134, Register's Office for said County, and described as follows:
Beginning at a point in the northerly margin of Andrew Place at the corner of lots 15 and 16; thence with the line between said lots, northerly 130 feet to a corner of lot 14; thence with the line between lots 14 and 16, northeasterly 74.39 feet to a corner of lot 18; thence with the line between lots 16 and 18, southeasterly 68.4 feet to a corner of lot 17; thence with the line between lots 16 and 17, southerly 131 feet to the north margin of Andrew Place; thence with the margin of the same, westerly 100 feet to the point of beginning.
Being the same real property conveyed to James F. Duncan, Jr. and wife, Joann Love Duncan, by deed from C. A. Wheeler, Jr. and wife, of record in book 2158, page 488, Register's Office for said County.

This conveyance is made subject to 10-foot easement for public utility purposes, 40-foot building setback line from Andrew Place and conditions of owners certificate, as shown on plan of record in book 1835, page 134, Register's Office for Davidson County, Tennessee; easement for public utilities at the corner of lots 15 and 16 granted Southern Bell Telephone and Telegraph Company by instrument of record in book 2102, page 361, Register's Office for said County, and to restrictive covenants contained in an instrument of record in book 2087, page 503, Register's Office for said County.

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

This is unimproved ( ) improved (X) 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 Tom L. Wood and wife, Mildred Wood, their ..... *heirs and assigns, forever.*

And we *do covenant with the said* Tom L. Wood and wife, Mildred Wood *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,* except as above set out.

And we, James F. Duncan, Jr. and wife, Joann Love 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* Tom L. Wood and wife, Mildred Wood, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 16th *day of* December, *1965, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James F. Duncan Jr

Joann Love Duncan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, the within named James F. Duncan, Jr. and wife, Joann Love Duncan,

the 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 10 day of January, 1966.

Alice McMahon, Notary Public.

Commission Expires April 25, 1966.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the bargainor....., 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..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

of 14930 Guar 18725X4

WARRANTY DEED

FROM

James F. Duncan, Jr., et ux

TO

Tom L. Wood, et ux

STATE TAX $ 77.10
PROBATE .50
TOTAL $ 77.60

JAN 11 1966

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

PAID JAN 11 1966

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

13361

JAN 11 9 42 AM '66

NOTED [illegible] 1

RECORDING FEE $ 1.00

DEP. REG. _____

BOOK 3976 PAGE 796

Compliments of

Guaranty Ti
A Divi

Kansas City Title I

American Tr