BOOK 4000 PAGE 677

WARRANTY DEED

This Instrument Prepared By:
DOBSON & JOHNSON, INC.
1109 Third National Bank Bldg.
Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Duckett (NAME:)	Murphree Mortgage Company (NAME:)	Map 73-07
2303 Cabin Hill Road (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Par 1
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	30 145

For and in Consideration of the sum of $10.00 ---------- TEN AND NO/100 ---------- *DOLLARS*

Cash paid by Charles W. Duckett and wife, Ruth J. Duckett, and other good and valuable considerations, the ~~receipt~~ of which is hereby acknowledged, including the assumption by the above said Chalres W. Duckett and wife, Ruth J. Duckett, of the unpaid principal balance of a note in the original amount of $15,900.00, secured by a deed of trust executed by John T. Williams, Jr. and wife, Dorothy B. Williams, to Raymond L. Davis, Jr., Trustee, dated July 25, 1961, and filed July 26, 1961, recorded in book 3269, page 245, Register's Office for Davidson County, Tennessee.

We, John T. Williams, Jr. and wife, Dorothy B. Williams

have bargained and sold, and by these presents do transfer and convey unto the said Charles W. Duckett and wife, Ruth J. Duckett

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. 472 on the Plan of Sunset View, Section VII, as of record in book 2900, page 109, Register's Office for said County, described as follows:

Beginning in the westerly margin of Cabin Hill Road at the corner of Lots 471 and 472; thence southerly with the margin of said Road, 150 feet to a monument; thence around a curve in a southwesterly direction 31.42 feet to a monument in the northerly margin of Kimberly Road; thence westerly along the margin of said Road, 205 feet to a monument; thence northerly 170 feet to the corner of Lots 471 and 472; thence easterly with the line between said lots 225 feet to the beginning.

Being the same real property conveyed to John T. Williams, Jr. and wife, Dorothy B. Williams, by deed from Jerald Peiser, et al, doing business as Sterling Homes, of record in book 3253, page 497, said Register's Office.

unimproved ( )
This is improved ( ) 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 Charles W. Duckett and wife, Ruth J. Duckett their *heirs and assigns, forever.*

And we *do covenant with the said* Charles W. Duckett and wife, Ruth J. Duckett *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.*

And we, John T. Williams, Jr. and wife, Dorothy B. Williams *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles W. Duckett and wife, Ruth J. Duckett, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 21st *day of* March, *1966, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X John T. Williams, Jr.
John T. Williams, Jr.

X
Dorothy B. Williams

Dorothy B. Williams

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

Personally appeared before me, Claire B. Austin, a Notary Public in and for said County and State, the within named John T. Williams, Jr. and wife, Dorothy B. Williams

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 Memphis, Tennessee, this 25-th day of March, 19 66

Claire B. Austin, Notary Public.

My commission expires June 25, 1967.

Commission Expires.....

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.....

STATE TAX $ 24.91
PROBATE .50
TOTAL $ 25.41
MAR 29 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID MAR 29 1966

WARRANTY DEED

FROM

John T. Williams, Jr., et ux

TO

Charles W. Duckett, et ux

22328

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 29 10 17 AM '66

NOTE BOOK 113 PAGE 220
RECORDING FEE $ 2.50
DEP. REG. ____

DOCUMENTARY
UNITED STATES
INTERNAL REVENUE
22¢ TWO DOLLARS TWENTY CENTS

Compliments of

Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.

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