This instrument prepared by Robert L. Jackson, Attorney, American Trust Bldg. Nashville, Tennessee

# WARRANTY DEED

BOOK 4047 PAGE 145

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Harville H. and Maver B. Duncan, Sr. (NAME) | Murphree Mortgage Company (NAME) | Map 60-16 |
| 2826 Jones Avenue (STREET ADDRESS OR ROUTE NUMBER) | 226 3rd Avenue North (STREET ADDRESS) | Parcel 129 |
| Nashville, Tenn. (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | 12 D MS |

*For and in Consideration of the sum of* Nine Hundred Fifty & 00/100 ($950.00) ----------

---------- *DOLLARS*

cash in hand paid to us by Harville H. Duncan, Sr., and wife, Maver B. Duncan, and other good and valuable consideration the receipt of which is hereby acknowledged and: For further consideration the purchasers assume and agree to pay a loan now against the property secured by vendors lien of record in Book 3534, page 395, R. O. D, C., Tennessee.

We *have bargained and sold, and by these presents do transfer and convey unto the said* Harville H. Duncan, Sr., and wife, Maver B. Duncan 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. 20-C on an unrecorded survey by Ralph W. C. Lambert, dated February 22, 1954, of a subdivision of Lot No. 20 on the plan of Joywood Heights, Section III, and being triangular in shape and more particularly described as follows:

Beginning at a point in the southwesterly margin of Jones Avenue at the common corner of Lots Nos. 20-B and 20-C; thence with the line between said Lots, southwesterly 275 feet to a point; thence northeasterly with the line between Lots 20-C and 20-D, 275 feet to a point in the southwesterly margin of Jones Avenue; thence with the margin of the same, around a curve having a radius of 275 feet, northwesterly 70 feet to the beginning.

Being the same property conveyed to Homer C. Scott and wife, Eva Nell Scott, their successors and assigns, by deed dated April 19, 1963, and recorded in Book 3534, page 394, Office of the Register, County of Davidson, State of Tennessee.

unimproved ( ) This is improved ( ) property, known as 2826 (House Number) Jones Avenue (Street) Nashville, Tennessee 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* Harville H. Duncan, Sr., and wife, Maver B. Duncan their *heirs and assigns, forever.*

*And* we *do covenant with the said* Harville H. Duncan, Sr., and wife, Maver B. Duncan *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, Homer C. Scott and wife, Eva Nell Scott *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Harville H. Duncan, Sr., and wife, Maver B. Duncan, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 15 *day of* August, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Eva Nell Scott

Homer C. Scott

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Helen D. McGhee, a Notary Public in and for said County and State, Homer C Scott and Eva Neil Scott the within named 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 15 day of August, 1966

Helen D. McGhee Notary Public

Commission expires 7-30-67

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

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 $ 1.43
PROBATE .50
TOTAL $ 1.93
AUG 15 1966
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID AUG 15 1966

39818

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 16 9 15 AM '66
NOTE BOOK 114 PAGE 167
RECORDING FEE $ 2.00
DEP. REG. .21

**WARRANTY DEED**

FROM
Homer C. Scott and wife, ~~Eva Neil Scott~~

TO
Harville H. Duncan, Sr., and wife, Mayer B. Duncan

Compliments of
**Guaranty Title Company**
A Division of
...ity Title Insurance Company
...American Trust Building
...S. W. Cor. Third & Union
...ASHVILLE, TENNESSEE