WARRANTY DEED BOOK 4063 PAGE 766

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Estelle Hix	Estelle Hix	6D-36640
(NAME:)	(NAME:)	
514 Landon Drive	514 Landon Drive	Map 146-16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 70
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Fourteen Thousand Three Hundred Forty Five and 39/100 ----------($14,345.39)---------- *DOLLARS*

of which $2,000.00 has been paid in cash by Estelle Hix, the receipt of which is hereby acknowledged, and for the remainder the said Estelle Hix has assumed and agrees to pay the unpaid balance of $12,345.39 of an original indebtedness of $13,700.00 secured by deed of trust of record in book 3046, page 551, Register's Office for Davidson County, Tennessee,

We, James Joseph Duggan, Jr. and wife, Elizabeth M. Duggan,

have bargained and sold, and by these presents do transfer and convey unto the said Estelle Hix, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 56 on the Map of Brentwood Hall, Section III, as of record in book 2133, page 14, Register's Office for said County.
Said lot No. 56 fronts 93 feet on the northerly side of Landon Drive and runs back between lines 179 feet on the easterly line and 179.8 feet on the westerly line to a dead line on which it measures 93 feet.
Being the same real property conveyed to James Joseph Duggan, Jr. and wife, Elizabeth M. Duggan, by deed from James E. Patterson and wife, of record in book 3031, page 385, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities across rear of premises, 50-foot building setback line from Landon Drive and conditions of owners certificate, as shown on plan of record in book 2133, page 14, Register's Office for said County; and to restrictive covenant contained in book 1788, page 143, restrictive covenants in book 2084, page 409, and restrictive covenants in book 2098, page 71, said Register's Office.

This Instrument Was Prepared By

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

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 Estelle Hix, her ..... *heirs and assigns, forever.*

And we *do covenant with the said* Estelle Hix, ... *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 by deed of trust as above 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* Estelle Hix, her ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 29th *day of* September, *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.*

James Joseph Duggan Jr.

Elizabeth M. Duggan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. R. Grimes, Jr., a Notary Public in and for said County and State, the within named James Joseph Duggan, Jr. and wife, Elizabeth M. Duggan,

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 30th day of September, 1966

L. R. Grimes, Jr., Notary Public.

Commission Expires 10/18/69

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.....

Kwan 141027

WARRANTY DEED

FROM

James Joseph Duggan, Jr. et ux.

TO

Estelle Hix

STATE TAX $ 21.55
PROBATE .50
TOTAL $ 22.05

OCT 3 1966

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

PAID OCT 3 - 1966

45910

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 3 10 30 AM '66

NOTED: BOOK 115 PAGE 4
RECORDING FEE $ 2.00
DEP. REG. 24

BOOK 4063 PAGE 769

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
2.20 TWO DOLLARS TWENTY CENTS

Compliments of

Title Company

A Division of

Title Insurance Company

ican Trust Building

Cor. Third & Union

'ILLE, TENNESSEE