8,224.84

This Instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

BOOK 4083 PAGE 354

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Duncan & Son David D. Duncan (NAME:)	Guaranty Mortgage Company (NAME:)	MAP 92-13
274 38th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	PAR. 264
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------($10.00)----------

TEN AND No/100---------- DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the said Katherine Duncan and son, David D. Duncan, have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Bobby R. Sweatt and wife, Mary Jane Sweatt, to Herschel Greer, Trustee, of record in Book 2682, page 303, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees

Mary Jane Sweatt Schneider
has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said

Katherine Duncan and Son, David D. Duncan

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. 74 on the Plan of Valley View Subdivision, Section Two, as of record in Book 2330, page 103, Register's Office for said County.

SAID Lot No. 74 fronts 60 feet on the easterly side of 38th Avenue North and runs back 122.75 feet on the northerly line and 122.22 feet on the southerly line, to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Bobby R. Sweatt and wife, Mary Jane Sweatt, by deed from Valley View Homes, Incorporated, of record in Book 2707, page 375, Register's Office for Davidson County, Tennessee. The said Bobby Ray Sweatt having since conveyed his interest in said property to Mary Jane Sweatt, by deed of record in Book 3786, page 225, Register's Office for Davidson County, Tennessee. The said parties having since divorced, and the said Mary Jane Sweatt having since remarried.

STATE TAX $ 17.30
PROBATE .50
TOTAL $ 17.80

DEC 6 1966

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

PAID DEC 6 - 1966

This is ( ) unimproved (X) improved property, known as 174 (House Number) 38th Avenue North (Street) Nashville (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 Katherine Duncan and Son, David D. Duncan their heirs and assigns, forever.

And I do covenant with the said Katherine Duncan and Son, David D. Duncan that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as hereinabove set out

And I, Mary Jane Sweatt Schneider do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Katherine Duncan and Son, David D. Duncan, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 1st. day of December, 1966

Mary Jane Sweatt Schneider

S

~~STATE OF TENNESSEE~~
~~Davidson County.~~

~~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 _____, Tennessee, this _____ day of _____, 19___.~~

~~_____ Notary Public~~

~~Commission Expires _____~~

STATE OF PENNSYLVANIA
County of DELAWARE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Jane Sweatt Schneider

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at HAVERTOWN, Pa. this 7th day of DECEMBER, 19 66.

Notary Public

Commission Expires MAY 9, 1969

~~STATE OF TENNESSEE~~
~~Davidson County~~

~~Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____~~

~~Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.~~

~~My commission expires _____~~

~~_____ Notary Public~~

WARRANTY DEED

FROM

MARY JANE SWEATT SCHNEIDER

TO

KATHERINE DUNCAN AND SON

DAVID D. DUNCAN

DOCUMENTARY TAX 55 55

53366

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 6 11 59 AM '66

NOTED BOOK 115 PAGE 433

RECORDING FEE $ 2.00

DEP. REG. m

Attorneys TITLE COMPANY, INC.
NASHVILLE, TENN.