WARRANTY DEED

BOOK 4087 PAGE 331

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam J. Thornton, Jr.	First Federal Savings & Loan Assn.	Map 83-10
(NAME:) 624 Sky View Drive	(NAME:) 236 - 4th Avenue, North	Par. 15DA-47955
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37206	(STREET ADDRESS) Nashville, Tenn. 37219	Par. 347
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ($11,500.00)

- - - - - - - - - - - Eleven Thousand, Five Hundred & No/100 - - - - - - - - - *DOLLARS*

of which amount, the sum of $5,614.72 has been paid in Cash by Sam J. Thornton, Jr., the Grantee hereinafter named, the Receipt of which is hereby Acknowledged, and for the remainder, the said Grantee hereby assumes and agrees to pay the unpaid balance of a note in the original principal amount of $6,700.00, now reduced to $5,885.28, said note being secured by a Deed of Trust executed by Hickman E. Duncan and wife, Edna Ruth Duncan, to Louis R. Linx Trustee, dated July 5, 1962, filed July 6, 1962, and recorded in Book 3415, Page 571, R.O.D.C., Tenn., to secure the payment of said note to the First Federal Savings & Loan Assn. of Nashville, Tenn. Said note is payable in monthly installments of $48.01, being principal and interest, the next payment being due January 1, 1967.

It is hereby understood and agreed that the Escrow Account now held by the First Federal Savings & Loan Association of Nashville is to be transferred to the Grantee.

We, Hickman E. Duncan and wife, Edna Ruth Duncan,

have bargained and sold, and by these presents do transfer and convey unto the said Sam J. Thornton, Jr., an unmarried man,

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

Being Lot No. 43 on the Map of Rolling Acres, as of record in Book 1130, Page 34, Register's Office for said County.

Said Lot No. 43 fronts 75 feet on the west side of Sky View Drive and runs back between lines 156.8 feet on the north line and 157.7 feet on the south line to a dead line, measuring 75 feet thereon.

Being the same real property conveyed to Hickman E. Duncan and wife, Edna Ruth Duncan, by deed from Ronald Van Blon and wife, Lucy S. Van Blon, of record in Book 2016, Page 385, said Register's Office.

The above conveyance is being made subject to the following:

1. Ten-foot easement for public utilities along the rear line of premises, 30-feet building setback line from Sky View Drive, as shown on plan of record in Book 1130, Page 34, Register's Office for Davidson County, Tennessee.

2. Easement reserved over the rear five feet of premises for utility installation and maintenance such as electric lines, gas, water mains, sewers, etc., as set out in an instrument executed by Henry G. McNabb, et al, of record in Book 1181, Page 401, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 624 Sky View Drive, (House Number) (Street) Nashville, Tennessee 37206 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 Sam J. Thornton, Jr., an unmarried man, his *heirs and assigns, forever.*

And We *do covenant with the said* Sam J. Thornton, Jr., an unmarried man, *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 hereinabove stated.

And We, Hickman E. Duncan and wife, Edna Ruth 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* Sam J. Thornton, Jr., an unmarried man, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 15th *day of* December, 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.*

Hickman E. Duncan

Edna Ruth Duncan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. O. Hardaway, *a Notary Public in and for said County and State, the within named* Hickman E. Duncan and wife, Edna Ruth Duncan,

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

Witness my hand and official seal at Nashville, *Tennessee, this* 16th *day of* December, *19* 66.

L. O. Hardaway, *Notary Public.*

Commission Expires October 25, 1967.

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 .....

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STATE TAX $ 12.25
PROBATE 50
TOTAL $ 12.75

DEC 19 1966

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

PAID DEC 19 1966

R. 66.
17.75

WARRANTY DEED

FROM

Hickman E. Duncan, Et Ux

TO

Sam J. Thornton, Jr.,

an unmarried man

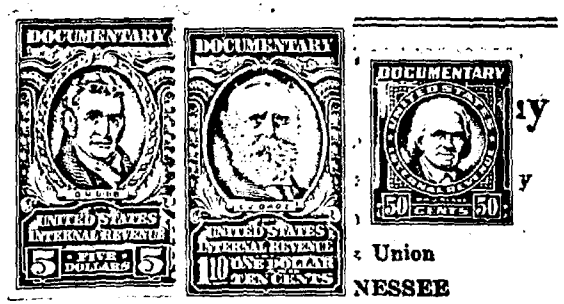
This Deed Prepared By:
David C. Rutherford, Atty.
306 Nashville Bank & Trust Bldg.
Nashville, Tenn.

54835

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 19 12 03 PM '66

NOTED: BOOK 4087 PAGE 334
RECORDING FEE $ 2.50
DEP. REG. ____



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y

x Union
NESSEE