BOOK 4125 PAGE 629

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. E. Duggin et ux (NAME:)	Fidelity Federal Savings and Loan Association (NAME)	Map 132-13
4612 Leland Lane (STREET ADDRESS OR ROUTE NUMBER)	4th and Union (STREET ADDRESS)	Parcel 3
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	OH-08970 PW

For and in consideration of the sum of Ten and No/100 ($10.00)

DOLLARS

cash in hand paid by W. E. Duggin and wife, Mildred H. Duggin, hereinafter called the Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John Bennett and wife, Clara Bennett, hereinafter called the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said W. E. Duggin and wife, Mildred H. Duggin, their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being the southerly part of Lot No. 1 on the Map of Oak Hill Subdivision No. 1, as of record in Book 547, Page 49, Register's Office for said County, described as follows:

Said part of said Lot No. 1 fronts 170 feet on the east side of 10th Avenue, South, extended, sometimes called Leland Road to Glendale Park, and runs back between parallel lines, 200 feet more or less on the north line, and 200 feet on the south line along the north margin of Kirkman Lane or Leland Road, to the west line of Lot No. 2 on which it measures 175 feet.

Being the same property conveyed to John Bennett and wife, Clara Bennett, by deed from Billy Lee Bradshaw et al of record in Book 3616, Page 147, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a Deed of Trust of record in Book 3650, Page 141, Register's Office for Davidson County, Tennessee, executed to secure the payment of a certain note dated September 3, 1963 and mentioned therein, in the original amount of $15,250.00, the unpaid balance of which the Grantees herein agree to assume and pay as part of the consideration of this conveyance.

This conveyance is made subject to restrictive covenants, easements and all limitations pertaining to the premises.

The escrow funds and credits on deposit or being held by Fidelity Federal Savings and Loan Association, its agent or assigns, are hereby conveyed and assigned to the Grantees herein.

This is improved (X) unimproved ( ) property, known as 4612 Leland Lane, Nashville, Tennessee
(House Number) (Street) 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our **hand** s **this** 26th **day of** April, **19** 67

John Bennett
John Bennett

Clara Bennett
Clara Bennett

This instrument prepared by:
Clarence [illegible]
Attorney at Law
2600 Old [illegible] Road
Nashville, Tennessee 37214

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Bennett and wife, Clara Bennett

the 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 26th day of April 1967.

Commission expires July 21, 1969 Clarence O. Ingram
Notary Public

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 JOHN BENNETT ET UX

TO W. E. DUGGIN ET UX

69405

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 27 10 06 AM '67

NOTE BOOK 116 PAGE 312

RECORDING FEE $ 3.00

DEP. REG. _____

Clarence O. Ingram
Attorney at Law
2620 Old Jefferson Road
Nashville, Tennessee 37214

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DOCUMENTARY

STATE TAX $ 2.50
PROBATE
TOTAL $ 2.50

PAID APR 27 1967

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