PREPARED BY:
STELTEMEIER, WESTBROOK & HARVEY
2700 FRANKLIN ROAD
NASHVILLE, TENN. 37204
PHONE 291-3327

BOOK 4133 PAGE 653 **WARRANTY DEED**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gene Douglas Duncan, ET UX	Gene Douglas Duncan, ET UX	Map 147-14
(NAME:)	(NAME:)	
605 Watsonwood Drive	605 Watsonwood Drive	Par 55
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	6D MP
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and 00/100th---------- ---- ($10.00)---------- *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, and the further consideration of the grantees agreeing to pay and assuming the present unpaid balance of a promissory note in the original amount of $11,700.00, payable in monthly installments of $62.83 to Murphree Mortgage Company, executed by William A. Cox, Jr. and wife, secured by a Deed of Trust of record in Book 2632, page 241, R.O.D.C.

We, Paul D. Lynch and wife, Helen Cook Lynch *have bargained and sold, and by these presents do transfer and convey unto the said* Gene Douglas Duncan and wife, Elizabeth S.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. 258 on the Plan of Whispering Hills, Section-II-A, as of record in Book 2331, page 132, Register's Office for Davidson County, Tennessee.

Said Lot No. 258 fronts 207 feet on the southerly side of Watsonwood Drive and runs back between lines, measuring 115 feet on the westerly line and 127.8 feet on the easterly line, to a dead line in the rear, measuring 199.9 feet thereon.

Being the same property conveyed to Paul D. Lynch and wife, Helen Cook Lynch, by deed from Cecile E. Harris and Vicky Carolyn Harris, the said Vicky Carolyn Harris having since married Benjamin Lamarr Temple of record in Book 3991, Page 282, Register's Office for Davidson County Tennessee.

This is improved (X) unimproved ( ) property, known as 605 (House Number) Watsonwood Drive (Street) Nashville, Tenn. (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 Gene Douglas Duncan and wife, Elizabeth S. Duncan, their *heirs and assigns, forever.*

And we *do covenant with the said* Gene Douglas Duncan and wife, Elizabeth S. 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.* except for 1967 taxes and the deed of trust set forth above.

And we, Paul D. Lynch and wife, Helen Cook Lynch *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Gene Douglas Duncan and wife Elizabeth S. Duncan, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 12th *day of* May, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Helen Cook Lynch

Paul D. Lynch

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, R. W. Steltemeier, Jr., *a Notary Public in and for said County and State,* Paul D. Lynch and wife, Helen Cook Lynch

the within named bargainor S, *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, Davidson County, *Tennessee, this* 19th *day of* May, *19* 67

R Wm Steltemeier Jr.
Notary Public

Commission expires January 30, 1968

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 purposes 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 _____

WARRANTY DEED

FROM
Paul D. Lynch and wife,
Helen Cook Lynch

TO
Gene Douglas Duncan and wife,
Elizabeth S. Duncan

Mail To: 4908 Crosby Ave

72563

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 22 10 20 AM '67

NOTED: BOOK 116 PAGE 455
RECORDING FEE $ 2.00
DEP. REG. _____

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union



STATE TAX $ 21.75
PROBATE 50
TOTAL $ 22.25

MAY 22 1967

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

PAID MAY 22 1967