FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,627.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF March, 1968

Notary Public

MY COMMISSION EXPIRES: 30 April 1968

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney 633 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William M. Duncan (NAME)	Murphree Mortgage Company (NAME)	
237 Willow Lane (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue North (STREET ADDRESS)	Map 148-5
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par. 59

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BUFORD D. BAKER AND WIFE, MARIAN E. BAKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM M. DUNCAN AND WIFE, MILDRED P. DUNCAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 46 on the Plan of Section II, Hillbrook, as of record in Book 3300, page 12, Register's Office for said County.

SAID Lot No. 46 fronts 75.0 feet on the westerly margin of Willow Lane and extends back 239.5 feet on the northerly line and 253 feet on the southerly line, to a dead line in the rear, on which it measures 76.3 feet.

BEING the same property conveyed to Buford D. Baker and wife, Marian E. Baker, by deed from Anthony S. Suda and wife, Karan Suda, of record in Book 4029, page 777, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in the Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

This is { unimproved (X) improved } property, known as 237 Willow Lane, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 11 day of March, 1968.

Buford D. Baker

Marian E. Baker

BOOK 4220 PAGE 983

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Alfred H Gaston, a Notary Public in and for said County and State, the within named bargainor, Buford D. Baker and wife, Marian E. Baker

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 11 day of March, 1968

Commission expires 30 April 1968

Alfred H Gaston
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

14468 Qt Rec 2849
ASSUMPTION

WARRANTY DEED

FROM

BUFORD D. BAKER, ET UX

TO

WILLIAM M. DUNCAN, ET UX

09908

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 20 10 55 AM '68
NOTE BOOK 118 PAGE 453
RECORDING FEE $ 3.00
DEP. REG. _____

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ 32.96
PROBATE .50
TOTAL $ 38.46

MAR 20 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.