FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,650.00

Charles H. Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF March, 1968.

Jean J. Charles
Notary Public

MY COMMISSION EXPIRES: 7-23-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

W. L. Bainbridge III (NAME) 119 Union Street Nashville, Tennessee 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles H. Duncan (NAME)	Noel-Palmer Mortgage Company (NAME)	Map 59-10
4021 Buena Vista Pike (STREET ADDRESS OR ROUTE NUMBER)	402 Stahlman Building (STREET ADDRESS)	Pal. 86
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, W. L. Bainbridge Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles H. Duncan and wife, Helen Armstrong 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:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Haynes Estates, Section I, as of record in Book 3700, page 127, Register's Office for said County.

Said Lot No. 23 fronts 78.0 feet on the westerly side of Buena Vista Pike and runs back between lines 136.14 feet on the northerly line and 142.71 feet on the southerly line to a line at the rear on which it measures 74.47 feet.

Being part of the same property conveyed to W.L. Bainbridge Company by deed from H. Lynn Greer, Trustee, of record in Book 4039, page 572, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 4021 Buena Vista Pike (House Number) (Street) Nashville, Tennessee (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 my hand this 22nd day of March, 19 68

IN WITNESS WHEREOF, W. L. Bainbridge Company, a Partnership, has caused this instrument to be executed by a partner, duly authorized by an instrument of recordin Book 3832, page 786, Register's Office for Davidson County, Tennessee.

W. L. BAINBRIDGE COMPANY
BY: W. L. Bainbridge
A Partner

STATE OF TENNESSEE
Davidson County

BOOK 4224 PAGE 693

Personally appeared before me, Evelyn Strasser, a Notary Public in and for said County and State, the within named W. L. Bainbridge III

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of March, 19 68

Commission expires January 29, 1969

Evelyn Strasser
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
W. L. BAINBRIDGE COMPANY

TO
CHARLES H. DUNCAN AND WIFE,
HELEN ARMSTRONG DUNCAN

11507

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 3 1 44 PM '68

NOTED BOOK 118 PAGE 525
RECORDING FEE $ 3.00
DEP. REG. R

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ 32.96
PROBATE .50
TOTAL $ 38.46

APR 3 1968

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