WARRANTY DEED

BOOK 4236 PAGE 641

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adolph C. Lavin (NAME)	Murphree Mortgage Company (NAME)	Map 74-8
396 Bonnavale Drive (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue, North (STREET ADDRESS)	Par. 171
Hermitage, Tennessee 37076 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3869, page 834, Register's Office for Davidson County, Tennessee.

We, D. Paul Duncan and wife, Mary B. Duncan,

have this day bargained and sold, and do hereby transfer and convey unto the said Adolph C. Lavin and wife, Jean W. Lavin, their ~~xxxxxx~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 894 on the Plan of Section Eight, Hermitage Hills, as of record in Book 3600, page 24, Register's Office for said County.

Said Lot No. 894 fronts 80 feet on the northerly side of Bonnavale Drive and extends back 164.33 feet on the easterly line and 217.4 feet on the westerly line to a dead line in the rear, which is a broken line on which it measures 113.4 feet.

Being the same property conveyed to D. Paul Duncan and wife, Mary B. Duncan, by deed from Gregory Homes, Inc., of record in Book 3869, page 832, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $16,500.00

Subscribed and sworn to before me, this the 15 day of May 1968

Affiant Adolph C. Lavin

My commission expires: 2-28-71 (Affix Seal)

Notary Public Chas E. Miller

This is unimproved ( ) improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address. ..... (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Adolph C. Lavin and wife, Jean W. Lavin, their ~~xxxxxx~~ heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted above. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Adolph C. Lavin and wife, Jean W. Lavin, their ~~xxxxxx~~ heirs and assigns, against the lawful claims of all persons.

Witness our hands this 11th day of May, 1968, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

D. Paul Duncan

Mary B. Ellen Duncan

This Instrument Was Prepared By

Oliver W. Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Chas. E. Miller, *a Notary Public in and for said County and State,* D. Paul Duncan and wife, Mary B. Duncan,

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, Tennessee, *this* 11th *day of* May, *19* 68

Chas. E. Miller
Notary Public

Commission expires 2-28-71

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 .....

16865

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 21 8 43 AM '68
RECORDED 918 PAGE 769
RECORDING FEE $ 3.00
DEP. REG. B

STATE TAX $ 43.16
PROBATE .50
TOTAL $ 43.66

MAY 21 1968

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

WARRANTY DEED

FROM

D. PAUL DUNCAN, ET UX

TO

ADOLPH C. LAVIN, ET UX

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON