BOOK 4240 PAGE 965

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Robt. Bruce	SAME	Map. 87
(NAME) 1610 Marsden Avenue	(NAME)	Par. 31
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37216	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(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.

We, Samuel A. Duncan and wife, Olanell W. Duncan,

have this day bargained and sold, and do hereby transfer and convey unto the said

William Robert Bruce and wife, Mary H. Bruce,

their ~~(successors)~~, heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Clay D. Couch, Jr., Surveyor, March 15, 1966, as follows:

Beginning in the center of Central Pike at the southeast corner of the property conveyed to Richard Skulley and wife, by deed from Lewis Johnson and wife, of record in Book 3770, page 631, Register's Office for said County; thence with said Skulley's eastern boundary line north 26° 13' west 886.1 feet to an iron pin; thence south 82° 48' east 136 feet to an iron pin; thence south 10° 47' east 97 feet to an iron pin; thence south 29° 21' east 83 feet to an iron pin; thence south 51° 21' east 266.1 feet to an iron pin; thence south 72° 48' east 97.3 feet to a post; thence south 14° 18' west 182.8 feet to an iron pin; thence south 24° 27' east 188 feet to center of Central Pike; thence with the center of said Pike south 63° 45' west 151.4 feet to the point of beginning, containing 3 acres, more or less.

Being the same property conveyed to Samuel A. Duncan and wife, Olanell W. Duncan, by deed from Lewis E. Johnson and wife, of record in Book 4036, page 184, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6,100.00

Subscribed and sworn to before me, this the 4th day of June 19 68

Affiant William R. Bruce

My commission expires: Feb. 8, 1972 (Affix Seal)

Notary Public

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 belonging to the said

William Robert Bruce and wife, Mary H. Bruce,

their ~~(successors)~~, 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

William Robert Bruce and wife, Mary H. Bruce, their ~~(successors)~~, heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 4th day of June, 1968, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Samuel A. Duncan

Ola W Duncan

This Instrument Was Prepared By

Alvey W. Pedigo

Of The Law Firm Pedigo & Sandon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, C. E. Hooper, *a Notary Public in and for said County and State,* Samuel A. Duncan and wife, Olanell W. 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* 4th *day of* June, *19* 68

C. E. Hooper
Notary Public

Commission expires February 8, 1972

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...

WARRANTY DEED

FROM

SAMUEL A. DUNCAN, ET UX

TO

WILLIAM ROBERT BRUCE, ET UX

JUN-6 CONV *6,100.00
JUN-6 STAX A* 15.86
JUN-6 RECFEE A* .50
JUN-6 MDEED A* 3.00 * 19.36

8 0 0 5 9 3

'IDENTIF. REFERENCE'

JUN 6 12 51 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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