BOOK 4256 PAGE 247 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Ray Duckworth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF ~~June~~ July 1968.

Notary Public

MY COMMISSION EXPIRES: 7/26/70

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray Duckworth (NAME)	Same (NAME)	Map 160-5
908 Green Valley Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Pc. 3
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	PW

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, J. B. Downey, Trustee, acting pursuant to the instrument of in book 3992, page 756, Register's Office for Davidson County, Tenn.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ray Duckworth and wife, Esther E. Duckworth

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. 113 on the Plan of Oak Hill Estates, Section One, as of record in Book 3700, pages 118, 119 and 120, Register's Office for Davidson County, Tennessee.

Said Lot No. 113 fronts 135.00 feet on the northerly side of Green Valley Drive and extend s back 326.99 feet on the westerly line and 340.00 feet on the easterly line to a dead line in the rear, measuring 188.56 feet thereon.

Being part of the same property conveyed to J. B. Downey, Trustee, with full power, by deed from Sarah S. Stengel, et al, of record in Book 3992, page 756, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4122, page 739, said Register's Office, and the Plan of record in Book 3700, pages 118, 119 and 120, said Register's Office, which shows an owner's certificate, a 160 foot minimum building setback line from Green Valley Drive a 10 foot easement for public utility purposes along the rear line of said lot, and a 2.5 x 25 foot utility anchor easement located on the two front corners of said lot.

This is ~~unimproved~~ improved (X) property, known as 908 (House Number) Green Valley Drive (Street) Nashville, Tennessee (P. O. Address) 37220 (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 seised 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 11th day of ~~June~~ July, 1968

J. B. Downey, Trustee

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jno. B. Cobb, Jr., a Notary Public in and for said County and State, the within named J. B. Downey, Trustee

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 12 day of June 1968

Commission expires 4/26/70

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

Please mail To Ray Duckworth
908 Green Valley Rd.
Nashville, Tenn. 37220

WARRANTY DEED

FROM J. B. Downey, Trustee

TO Ray Duckworth and wife, Esther E. Duckworth

A 0 7 4 3 3

IDENTIF. REFERENCE

AUG 1 11 17 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-1 68	CONV	42,000.00			
AUG-1 68	ST.TAX		A*	109.20	
AUG-1 68	PREFEE		A*	.50	
AUG-1 68	WDEED		A*	3.00	* 112.70