This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue, North
Nashville, Tennessee 37201

BOOK 4262 PAGE 137

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gibson C. Duncan, Jr.	First Federal Sav. & Loan	Map 42-15
(NAME) 121 Graycroft Road	(NAME) Fourth and Union Street	Par 13
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee	(STREET ADDRESS) Nashville, Tennessee	11D
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	MMP

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)---------- *Dollars,* cash in hand paid by the grantees, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of a Deed of Trust executed by Mary Ruth Mariano to Louis R. Linx, Trustee, in the original amount of $13,000.00, dated February 13, 1967, and recorded in Book 4102, page 799, Register's Office for Davidson County, Tennessee;

I, MARY RUTH MARIANO, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said GIBSON C. DUNCAN, JR., and wife, FRANCES JEAN DUNCAN, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Graycroft Road at a point being 400 feet south from an iron pin at the southwest corner of the property conveyed to Elsie O. Dunn, by deed from the Cumberland Development Company, of record in book 1970, page 585, Register's Office for said County; thence with the easterly margin of said Road in a southerly direction 100 feet to a point; thence easterly 268 feet, more or less, to the westerly line of Block "C" on an unrecorded map of Marthonna; thence with westerly line of said Block in a northerly direction 100 feet to a point; thence westerly 268 feet, more or less, to the easterly margin of Graycroft Road and point of beginning.

Being the same property conveyed to Mary Ruth Mariano, by deed from McKinley Robinson and wife, of record in book 4102, page 794, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,375.00

Affiant

Subscribed and sworn to before me, this the 19th day of August, 1968.

Notary Public

My commission expires: July 20, 1970
(Affix Seal)

This is improved (X) unimproved property, known as 121 Graycroft Road, Madison, Tennessee.
(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 GIBSON C. DUNCAN, JR., and wife, FRANCES JEAN DUNCAN, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* GIBSON C. DUNCAN, JR., and wife, FRANCES JEAN DUNCAN, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 19th *day of* August, 19 68 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Ruth Mariano
Mary Ruth Mariano

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ARCHIE F. HUTTON, *a Notary Public in and for said County and State,* Mary Ruth Mariano, unmarried,

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee.*
this 19th *day of* August, *19*68.

Archie F. Hutton
Notary Public

Commission expires July 29, 1970

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.....

AUG21'68	CONV	18,375.00				
AUG21'68	S TAX		A*	47.84		
AUG21'68	PRTFEE		A*	.50		
AUG21'68	WDEED		A*	3.00	*	51.34

A 10096

IDENTIF. REFERENCE

AUG 21 2 06 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

MARY RUTH MARIANO, un-married

TO

GIBSON C. DUNCAN, JR., 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