BOOK 4285 PAGE 438

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Hershey & Ephraim Winrow, Jr.	Hershey & Ephraim Winrow, Jr.	92 - 03 F101
(NAME)	(NAME)	
2304 Alameda St.	Same	02310 - 11W
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One thousand seven hundred sixty one and 13/100 ---------- ($1,761.13) ---------- *DOLLARS* cash, the receipt of which is hereby acknowledged, and for the remainder the grantees herein have assumed and agree to pay the balance due on a loan originally made by Guaranty Mortgage Company of Nashville, dated May 2, 1958, secured by Deed of Trust to Herschel Greer, Trustee, of record in Book 2765, page 543, Register's Office for Davidson County, Tennessee; the principal unpaid balance on said loan being now $5,238.87, and the next monthly payment of $61.00 being due December 1, 1968; we, Wilbur L. Duncan and wife, Margaret Marie Duncan *have bargained and sold, and by these presents do transfer and convey unto the said* Hershey Winrow and Ephraim Winrow, Jr., their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 2 and part of Hambrick Street (abandoned) of the Hambrick Subdivision of part of E. Harding Lower Tract, not of record, described according to a survey made by Harvey Gee, Surveyor, January 18,1951, as follows:

Beginning on the northerly margin of Alameda Street 276.5 feet east of the easterly margin of 24th Avenue North; thence North 13 degrees 49 minutes west 170 feet; thence North 76 degrees 11 minutes East 45 feet; thence South 13 degrees 49 minutes East 170 feet to the northerly margin of Alameda Street; thence with the northerly margin of said Alameda Street, South 76 degrees 11 minutes west 45 feet to the beginning.

Being the same property conveyed to Wilbur L. Duncan and wife, Delores J.Duncan, by deed from James W. Wilson and wife, Alberta Virginia Wilson,of record in Book 2747, page 473, Register's Office for said County. The said Wilbur L. Duncan and wife, Delores J. Duncan were divorced later as shown in Minute Book 70, page 250, Circuit Court Clerk's Office for said County, and later the same property was conveyed to Wilbur L. Duncan by deed from Delores J. Duncan, of record in Book 4234, page 651,Register's Office for Davidson County, Tennessee; the said Wilbur L. Duncan having since remarried.

This is improved ( ) property, known as 2304 Alameda Street (House Number) (Street) Nashville, Tenn. 37208 P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hershey Winrow and Ephraim Winrow, Jr., their *heirs and assigns, forever.*

And we *do covenant with the said* Hershey Winrow and Ephraim Winrow, Jr. *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,* except as hereinabove shown.

And we, Wilbur L. Duncan and wife, Margaret Marie Duncan, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Hershey Winrow and Ephraim Winrow, Jr., their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 9 *day of* November, *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.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 1,000.00

Affiant

Subscribed and sworn to before me, this the 12 day of November 1968

Notary Public

My Commission Expires

Affix Seal

This instrument prepared by:
J. L. Chrisman, Atty.-at-Law,
P. O. Box [illegible], Nashville, Tenn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* Wilbur L. Duncan and wife, Margaret Marie Duncan

the within named bargainors, 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* 9 *day of* November, 1968

Mildred Clyde
Notary Public

Commission expires July 24, 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 .....

NOV 12 68	CONV	*7,000.00				
NOV 12 68 S'TAX			A*	18.20		
NOV 12 68 PR'FEE			A*	.50		
NOV 12 68	W'DEED		A*	3.00	*	21.70

WARRANTY DEED

FROM
Wilbur L. Duncan and wife,
Margaret Marie Duncan

TO
Hershey Harrow and Ephraim
Wilson, Jr.

420196

IDENTIF. REFERENCE

Nov 12 10 13 AM '68

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