BOOK 4295 PAGE 426

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 207490

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map. 91-5 Par. 184 PW	Avie Mae Stiles same as below	First & Mid-South Mortgage Co. 410 Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 41-646908QA
12W-7751	6107 Terry Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on a certain note, dated June 13, 1967, in the original principal sum of $10,950.00, payable to First and Mid-South Mortgage Company, in monthly installments of $65.70, including interest at 6% per annum, said note being secured by a deed of trust executed by John Wesley Duncan, Jr., and wife to Franklin G. Clark, Trustee, as of record in Book 4141, page 242, re-recorded in Book 4144, page 198,

JOHN WESLEY DUNCAN, JR., and wife, BETTY JOYCE DUNCAN, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto AVIE MAE STILES, unmarried,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 21 on the Plan of West Park, 5th Addition, as of record in Book 3500, page 94.

Said Lot No. 21 fronts 39.5 feet on the southerly side of Terry Drive, as measured with a slight curve, and runs back 149.6 feet on the easterly line and 122.9 feet on the westerly line, to a dead line and measures 86.4 feet.

Being the same property conveyed to John Wesley Duncan, Jr., and wife, Betty Joyce Duncan, by deed from R. W. Terry, et al., as of record in Book 4141, page 238.

This conveyance is made subject to restrictions of record in Book 3709, page 219.

DEC 19 68	CONV	12,144.92			
DEC 19 68 S'TAX			B*	31.46	
DEC 19 68 PR'FEE			B*	.50	
DEC 19 68	W'DEED		B*	3.00	* 34.96

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 18th day of December, 1968.

Betty Joyce Duncan

John Wesley Duncan, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4295 PAGE 427

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named John Wesley Duncan, Jr., and wife, Betty Joyce Duncan, the 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, the 18th day of December, 1968.

My commission expires: July 26, 1970

Reau E. Folk Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,144.92

Affiant Avie Mae Stiles

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December 19 68

MY COMMISSION EXPIRES: July 26, 1970 (AFFIX SEAL) Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:dhs

FROM
JOHN WESLEY DUNCAN, JR., and wife

TO
AVIE MAE STILES, unmarried

A 24558

IDENTIF. REFERENCE

DEC 19 11 51 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File; Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public