BOOK 4329 PAGE 485

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
NANCY B. DRIVER	Kimbrough-Kavanaugh & Associates	27W 180
(NAME)	Parkway Towers (NAME)	
1018 35th Avenue North	404 James Robertson Parkway	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Five ($5.00)

.....*Dollars,*

and other good and valuable considerations not herein mentioned, and the assumption of a mortgage indebtedness in the amount of Ten Thousand ($10,000.00) Dollars held by Kimbrough-Kavanaugh & Associates, we,

Floyd Duncan and wife, Maggie Duncan

have this day bargained and sold, and do hereby transfer and convey unto the said Nancy B. Driver,

her *(successors), heirs and assigns,*

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

BEING Lot No. 1 on the Plan of W. A. Sharpe's Revised Subdivision of A. W. Hooker's Addition to East Nashville, of record in Book 421, page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 58 feet, 8 inches, on the easterly side of McFerrin Avenue and runs back between parallel lines, with the southerly margin of Petway Avenue, 150 feet to an alley.

And being the same property conveyed to Floyd Lester Duncan and wife, Maggie L. Duncan, by a deed from James C. Summers and wife, Georgie Christine Summers, of record in Book 3641, page 187, Register's Office, for Davidson County, Tennessee.

Prepared by
Joseph L. Lackey Sr.
Parkway Towers
Nashville Tenn

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 10,005.00

Subscribed and sworn to before me, this the 29th day of April, 1969

Affiant Nancy B. Driver

My commission expires: 8/24/70 (Affix Seal) Notary Public Joseph L Lackey

This is ~~unimproved~~ improved (X) property, known as 905 McFerrin Avenue, Nashville, 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 Nancy B. Driver

her *(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.* except mortgage indebtedness owing Kimbrough-Kavanaugh & Associates, same being of record in the Register's Office, D.C.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Nancy B. Driver, her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 29th *day of* April, 1969 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Floyd Duncan

Floyd Duncan

Maggie Duncan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Joseph L. Lackey, *a Notary Public in and for said County and State,* Floyd Duncan and wife, Maggie 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* 29th *day of* April, *19* 69

Joseph L Lackey *Notary Public*

Commission expires 8/24/70

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 .....

APR 30 69	CONV	10,050.00				
APR 30 69	S'TAX		A*	26.00		
APR 30 69	FR'FEE		A*	.50		
APR 30 69	W'DEED		A*	3.00	*	29.50

WARRANTY DEED

FLOYD DUNCAN & Wife, MAGGIE DUNCAN
FROM

TO
NANCY B. DRIVER

A 38971

IDENTIF. REFERENCE

APR 30 3 37 PM '69

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