WARRANTY DEED

BOOK 4355 PAGE 983

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melvin Buchman (NAME)	← Same (NAME)	Map 129-15
921 Percy Warner Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Block 21
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 .....

($10.00) ---------- Dollars,

cash in hand paid and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged and for a further consideration, this conveyance is made subject to the unpaid balance of $20,765.91 of an original indebtedness of $22,000.00, secured by deed of trust of record in book 4029, page 799, Register's Office for Davidson County, Tennessee,

I, Mary Jane Duncan .....

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

Melvin Buchman and wife, Betty M. Buchman, their .....

..... (successors), heirs and assigns,

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

Being Lot No. 131 on the Revised Plan of Warner Park Valley, Section I, as of record in book 3600, pages 12, 13 and 14, Register's Office for said County.

Said Lot No. 131 fronts 118 feet on the westerly side of Percy Warner Boulevard and extends back 107.4 feet on the northerly line and 150.64 feet on the southerly line to a dead line, measuring 125.67 feet there on.

Being the same property conveyed to Carl L. Duncan and wife, Mary Jane Duncan by deed from Murphree Realty Company, a Tennessee Corporation, of record in book 4029, page 781, Register's Office for said County and the interest of Carl Lester Duncan was vested in Mary Jane Duncan by decree entered in Minute Book "C", page 1014, Fourth Circuit Court for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 6th day of August, 1969

Affiant

19

My commission expires: 73172

(Affix Seal) Notary Public

This is unimproved ( ) improved (X) property, known as 921 Percy Warner Boulevard 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 .....

Melvin Buchman and wife, Betty M. Buchman, 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. except by deed of trust as set out above.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said .....

Melvin Buchman and wife, Betty M. Buchman, their .....

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

Witness my hand this 6th day of August, 19 69 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mary Jane Duncan

This Instrument Was Prepared By

Phillip Saindon

Of The Law Firm Pedigo & Saindon

Stahlmer Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* Mary Jane Duncan .....

.....

.....

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* 6th *day of* August, *19* 69

Commission expires 7-31-72 *Notary Public*

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 .....

AUG-7 69	CONV	30,000.00			
AUG-7 69	S'TAX		A*	78.00	
AUG-7 69	PR'FEE		A*	.50	
AUG-7 69	W'DEED		A*	3.00	* 81.50

Please mail to:

WARRANTY DEED

FROM
Mary Jane Duncan
TO
Melvin Buchman et ux

A 50093

IDENTIF. REFERENCE

AUG 7 12 25 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