This instrument prepared by:
Morrow & Crowder, Attorneys
3221 Nolensville Road
Nashville, Tennessee 37211

WARRANTY DEED

BOOK 4399 PAGE 987

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Estel M. Duer, et ux (NAME)	same (NAME)	Map 119-14
355 East Radnor Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pcl Par. 313
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pcl

FOR AND IN CONSIDERATION of the sum of ----Three Thousand and 00/100----------
----------($3,000.00)---------- Dollars,
cash in hand paid, the receipt of which is hereby acknowledged,

We, Boone Sullivan and wife, Velma Williams Sullivan

have this day bargained and sold, and do hereby transfer and convey unto the said Estel M. Duer and wife, Eva Dean Duer, their

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

Being Lot No. 2 on the recorded plan in Book 4350 Page 75 of the Register's Office as surveyed by Emery L. Miller, Jr. dated February 17, 1970, and more particularly described as follows:

Said Lot No. 2 fronts 70 feet on the southerly margin of East Radnor Street and runs back 175.50 feet on the west line and 176.75 feet on the east line to a rear line which measures 70.1 feet.

Being part of the same property conveyed to Boone Sullivan and wife, Velma Williams Sullivan by deed from W. H. Claxton, et al, Trustees recorded in Book 2392, Page 321, Register's Office, Davidson County, Tennessee.

The grantors herein place the following restrictions -
That there shall be a set back line from Radnor Street of 60 feet.
That the residence to be constructed upon this lot should be a brick veneer type.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 3,000.00

Subscribed and sworn to before me, this the 23 day of February 1970

Affiant

My commission expires: 6-27-72 (Affix Seal)

Notary Public

This is unimproved (XX) improved ( ) property, known as 355 East Radnor Street, 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 Estel M. Duer and wife, Eva Dean Duer, their (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.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said Estel M. Duer and wife, Eva Dean Duer, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 23rd day of February, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Boone Sullivan

Velma Williams Sullivan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* Boone Sullivan and Velma Williams Sullivan

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* 23 *day of* February, *19* 70.

[illegible] Notary Public

Commission expires 10-24-72

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 .....

FEB 26 70	CONV	*3,000.00				
FEB 26 70	S'TAX		B*	7.80		
FEB 26 70	PR'FEE		B*	.50		
FEB 26 70	W'DEED		B*	3.00	*	11.30

WARRANTY DEED

FROM
Boone Sullivan, et ux

TO
Estel M. Duer, et ux

3992 Murfreesboro Rd.
Nashville, Tenn.

A 69592

IDENTIF. REFERENCE

FEB 26 10 18 AM '70

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