FORM NO. WD-1

BOOK 4417 PAGE 421

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF May, 1970

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY JOHN G. DOAK
ATTORNEY, WARFIELD, ENTREKIN & JONES, THIRD NATIONAL BANK BUILDING
NAME NASHVILLE, TENNESSEE 37219 ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RAY STEWART, et ux (NAME)	Same (NAME)	MAP 95-11
2403 Merry Oaks Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 169
Nashville Tenn 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EARL R. DUNCAN AND WIFE, MARY K. DUNCAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAY STEWART AND WIFE MARY STEWART

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of MErry Oaks, Section II, as of record in Book-2133, page 8, Register's Office for said County.

Said Lot No. 55 fronts 147.7 feet on the southwesterly side of Merry Oaks Drive and runs back 158.5 feet on the southeasterly line and 119.9 feet on the westerly line, to a dead line measuring 81.7 feet thereon.

Being the same property conveyed to Earl R. Duncan and wife, Mary K. Duncan by deed from Alexander F. Wurl, and wife, as of record in Book 4224, page 643, said Register's Office.

This conveyance is made subject to restrictive covenants filed for record Sept. 30, 1952, in Book 2096, page 1, and the plan of reocrd in Book 2133, page 8, shows an owner's certificate, a 40 foot set back line from Merry Oaks Drive, and a 10 foot easement along the west line and along the rear line of the lot for utilities.

This is { } unimproved { } improved property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 9 day of May, 19 70

Earl R. Duncan
EARL R. DUNCAN

Mary K. Duncan
MARY K. DUNCAN

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named EARL R. DUNCAN AND WIFE, MARY K. 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 9 day of May 19 70.

Commission expires October 24, 1973

David M. Knight
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
EARL R. DUNCAN and wife
MARY K. DUNCAN

TO
RAY STEWART and wife
MARY STEWART

A 77434

IDENTIF. REFERENCE

MAY 14 1 25 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 14 70	CONV	22,000.00			
MAY 14 70	S TAX		A*	57.20	
MAY 14 70	PR FEE		A*	.50	
MAY 14 70	W DEED		A*	3.00	* 60.70

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.