BOOK 4446 PAGE 692 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF September 19 70.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES MAY 6, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney, 633 Stahlman Bldg., Nashville, Tenn.
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sherlin Nathaniel Duff (NAME) | First Investment Company (NAME) | 15DA 02425 |
| 1020 Carolyn Avenue (STREET ADDRESS OR ROUTE NUMBER) | 2244 Mock Road (STREET ADDRESS) | 72-13-32 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Columbus, Ohio (CITY) (STATE) (ZIP) | DW |

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, ROSCOE W. HUNTER AND WIFE, MAMIE A. HUNTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHERLIN NATHANIEL DUFF AND WIFE, SARAH W. DUFF

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. 40 on the Map of Irvington, as of record in Book 843, page 60, Register's Office for said County.

SAID Lot No. 40 fronts 60 feet on the southerly side of Carolyn Avenue and extends back between parallel lines 170.5 feet to a dead line.

BEING the same property conveyed to Roscoe W. Hunter and wife, Mamie A. Hunter by deed from Roy Brown and wife, Betty Lou Brown of record in Book 2875, page 363, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1020 Carolyn Avenue, Nashville, Tennessee
(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 11th day of September, 19 70

Roscoe W. Hunter — Mamie A. Hunter

Roscoe W. Hunter — Mamie A. Hunter

FS156

STATE OF TENNESSEE
Davidson County

BOOK 4446 PAGE 693

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roscoe W. Hunter and wife, Mamie A. Hunter

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 _____, Tennessee, this 11 day of November 1970

Commission expires MY COMMISSION EXPIRES MAY 8, 1973

Notary Public

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 ROSCOE W. HUNTER ET UX

TO SHERLIN NATHANIEL DUFF ET UX

A 90538

IDENTIF. REFERENCE

SEP 21 10 03 AM '70

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

PERRY WILKINS JR.
ATTORNEY-AT-LAW
633 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

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|---|---|---|---|---|---|
| SEP 21 70 | CONV | 15,900.00 | | | |
| SEP 21 70 | S'TAX | | A* | 41.34 | |
| SEP 21 70 | PR'FEE | | A* | .50 | |
| SEP 21 70 | W'DEED | | A* | 3.00 | * 44.84 |