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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,450.00

Estel Lee Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 1970.

Notary Public

MY COMMISSION EXPIRES: 12/12/72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Percy Wilkins, Jr. Atty. 112 Stahlman Bldg. Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Estel Lee Duncan (NAME)	J. I. Kislak Mortgage Corp. (NAME)	Map 84-14
212 Barker Road (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	Par 70
Nashville, Tennesse (CITY) (STATE) (P. O. ZIP)	Miami, Florida (CITY) (STATE) (ZIP)	3D 42144

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, WILLIAM G. RALSTON AND WIFE, JANE T. RALSTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ESTEL LEE DUNCAN AND WIFE, NANCY LEE DUNCAN

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. 134 on the Plan of Walnut Grove, as of record in Book 2133, page 87, Register's Office for said County.

SAID Lot No. 134 fronts 213 feet on the west side of Barker Road and runs back between lines, 128.6 feet on the north line and 245 feet on the south line to a dead line in the rear on which it measures 293.9 feet.

BEING the same property conveyed to William G. Ralston and wife, Jane T. Ralston by deed from Jane T. Bell of recordin Book 3437, page 153, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 212 Barker Road, 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 hands this 22nd day of December, 1970

William G. Ralston

William G. Ralston

Jane T. Ralston

Jane T. Ralston

06/PS

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William G. Ralston and wife, Jane T. Ralston, the bargainors, 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 22nd day of December, 1970.

Commission expires 12/12/72

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 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

WILLIAM G. RALSTON ET UX

TO

ESTEL LEE DUNCAN ET UX

B 00207

IDENTIF. REFERENCE

DEC 23 12 09 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC 23 70 CONV 15,450.00
DEC 23 70 S'TAX A* 40.04
DEC 23 70 PR'FEE A* .50
DEC 23 70 W'DEED A* 3.00 * 43.54

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Rec'd PERCY WILKINS JR.
Box 8 ATTORNEY-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201