TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Charles R. Duncan, ET UX (NAME)	same as new owner (NAME)	10D-35084
4068 Matilda Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) BOOK 4485 PAGE 250	Map 41-4
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Par 100

For and in consideration of the sum of $10.00

TEN and no/100---------- DOLLARS

cash in hand paid by CHARLES R. DUNCAN AND WIFE, WILMA W. DUNCAN

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged,

HOMEQUITY, INC.

hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said 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 the 11th Metropolitan Councilmanic District (formerly 10th Civil District), of Nashville, Davidson County, Tennessee, being Lot No. 160, Section 7, Dalemere Subdivision, as of record in Book 3700, page 123, Register's Office for said County, and described as follows: BEGINNING at an iron pin in the easterly margin of Marydale Drive at the common corner of Lots 160 and 161; thence north 26° east with the easterly margin of Marydale Drive, 148.36 feet to a concrete monument; thence continuing with the margin of said Drive, east 58.14 feet to a concrete monument; thence northeasterly around a curve to the southerly margin of Matilda Street; thence with the same, southeasterly 158.42 feet to a concrete monument; thence southwesterly 240 feet to a monument at the corner of Lot 161; thence with the line between Lots 160 and 161, northwesterly 190.38 feet to the point of beginning.
Being the same property conveyed to Homequity, Inc., by deed from Gary L. Copas and wife, as of record in Book 4452, page 850, said Register's Office.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
SUITE 2114, PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

This is improved (X) unimproved ( ) property, known as 4068 (House Number) Matilda Drive, (Street) Nashville, Tennessee (P. O. Address:) (City or Town) (Postal Zone)

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 it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors 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, claiming ** Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
**by, through or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 4th day of March, 19 71.

Attest: Lucille M. Brown, Asst. Secretary

HOMEQUITY, INC.
By: Adelaide M. Brice
Adelaide M. Brice, Vice Pres.

STATE OF TENNESSEE
DAVIDSON COUNTY
State of Connecticut
County of Fairfield

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Adelaide M. Brice and Lucille M. Brown with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Vice President and Asst. Secretary respectively of the HOMEQUITY, INC. the within named bargainor, a corporation, and that (they) as such Vice President and Asst. Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Adelaide M. Brice as such Vice President, and attesting the same by the said Lucille M. Brown as such Asst. Secretary.

Witness my hand and official seal at office at Wilton, Connecticut on this the 4th day of March, 19 71.

My commission expires April 1, 1971

Roberta R. Battle
Notary Public.

TENNESSEE TITLE COMPANY

Corporate Warranty Deed
G-219269
FROM
Homequity, Inc.
To
Charles R. Duncan, ET UX

REGISTER STAMP BELOW

The actual consideration for this transfer or value of property (whichever is greater) is $ 34,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles R. Duncan

Sworn to and subscribed before me this 10 day of March, 1971

My commission expires April 24, 1974

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

REGISTERS OFFICE
PLEASE PUT I... STAMP CO. BOX

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

BOOK 4485 PAGE 251

B 0 7 2 4 5

IDENTIF. REFERENCE

MAR 11 10 24 AM '71

FELIX A. GILSON REGISTER
DAVIDSON COUNTY, TENN.

[illegible]	CONV		34,500.00		
[illegible]	S'TAX		A* 89.70		
[illegible]	PR'FEE		A* .50		
[illegible]	W'DEED		A* 3.00	*	93.20