This Instrument Was Prepared By: William J. Faimon, Attorney
200 Court Square Building
Nashville, Tennessee 37201

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| HELEN F. ESCHBACH (NAME) | SECURITY FEDERAL SAVINGS & LOAN ASSN. | |
| 951 PERCY WARNER BLVD. (STREET ADDRESS OR ROUTE NUMBER) | 500 UNION STREET (STREET ADDRESS) BOOK 4520 PAGE 476 | Map 122-12 |
| NASHVILLE, TENNESSEE (CITY) (P. O. ZONE) (STATE) | NASHVILLE, TENNESSEE (CITY) (ZONE) (STATE) | Pc. 37 |

FOR AND IN CONSIDERATION of the sum of ----------Ten & No/100----------
----------($10.00)---------- Dollars,
cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations including the assumption of a first mortgage in the original sum of $22,450.00 held by Security Federal Savings & Loan Association of record in Book 4029, Page 803, Register's Office for Davidson County, Tennessee

We, JOSEPH E. DUNCAN and wife, MARGIE DUNCAN

have this day bargained and sold, and do hereby transfer and convey unto the said HELEN F. ESCHBACH

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

Land in Davidson County, Tennessee, being Lot No. 231 on the Revised Plan of Warner Park Valley, Section 1, as of record in Book 3600, Pages 12, 13, and 14, Register's Office for said County.

Said Lot No. 231 fronts 104 feet on the westerly side of Percy Warner Boulevard and extends back 195.9 feet on the northerly line and 171.75 feet on the southerly line to a dead line, measuring 109 feet thereon.

Being the same property conveyed to Joe Duncan and wife, Margie Duncan by deed from Bruce Batson and wife, Cathrin Batson of record in Book 4029, Page 785, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,500.00

Subscribed and sworn to before me, this the 15th day of July 19 71

Margie Duncan Affiant

My commission expires: February 3, 1974 (Affix Seal)

Notary Public

This is unimproved (x) improved ( ) property, known as 951 Percy Warner Boulevard, 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 HELEN F. ESCHBACH

her (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 HELEN F. ESCHBACH

her (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 15th day of July, 19 71, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joseph E. (Joe) Duncan

Margie Duncan

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* CAROLYN HASTINGS *a Notary Public in and for said County and State,* JOSEPH S. DUNCAN and wife, MARGIE DUNCAN

*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* 15th *day of* July, *19* 71

Carolyn Hastings
*Notary Public*

*Commission expires* February 3, 1974

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* .....

JUL 15 CONV 36,500.00
JUL 15 S TAX A* 94.90
JUL 15 RECFEE A* .50
JUL 15 MTGDEED A* 4.00 * 99.40

**WARRANTY DEED**

FROM

JOSEPH S. DUNCAN, ET UX

TO

HELEN F. ESCHBACH

B 23047

IDENTIF. REFERENCE

JUL 15 3 47 PM '71

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