This Form furnished by Attorneys Title Company, Inc.

BOOK 4546 PAGE 737

Form No. WD-2

FROM

Glynn Evetts and wife

Lorell Evetts

TO

H. Burton Duncan and wife

Sara H. Duncan

For draftsman's use

THIS INSTRUMENT PREPARED BY:

William E. Higgins
Attorney-at-Law
338 46th Avenue North
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. Burton Duncan, Et Ux (NAME)	Fidelity Federal Savings & Loan (NAME)	Map 90-15
628 Galaxie Drive (STREET ADDRESS OR ROUTE NUMBER)	4th Ave No- Union Street (STREET ADDRESS)	Pc. 89
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Nashville Tennessee - (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

B34997

T IDENTIF. REFERENCE

OCT 21 10 17 AM '71

FEE & TAX PAID REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 23,118.94 H Burton Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF Oct 19 71.

William E Higgins
Notary Public

MY COMMISSION EXPIRES: 1-23-72

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of Twenty Three Thousand One Hundred Eighteen ($23,118.94) and 94/100ths ---------- DOLLARS

of which $12,500.00 has been paid in cash by H. Burton Duncan and wife Sara H. Duncan, the receipt of which is hereby acknowledged, and for the remainder the said H. Burton Duncan and wife Sara H. Duncan assume and agree to pay the unpaid balance of $10,618.94 of an arginal indebtedness of $12,800.00 secured by an instrument executed by Delbert Riley and wife, to Vaden Lackey, Jr., Tmustee, of record in Book 3714, page 21, Register's Office for Davidson County, Tennessee, we Glynn Evetts and wife Lorell Evetts

have bargained and sold, and by these presents do transfer and convey unto the said H. Burton Duncan and wife Sara H. Duncan, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 1071 on the Map of Charlotte Park Subdivision, Section 15, as of record in Book 3300, page 75, Register's Office for said County. Said Lot No. 1071 fronts 87.85 feet on the northeasterly side of Galaxie Drive and runs back between lines, 119.25 feet on the northwesterly line and 156.2 feet on the southeasterly line, to a line in the rear, which is a broken line, measuring 79.62 feet thereon.
Being the same property conveyed to Glynn Evetts and wife, Lorell Evetts, by deed from Delbert Holt and wife, as of record in Book 4031, page 524, said Register's Office.

OCT21	CONV	23,118.94			
OCT21	S'TAX		A*	60.06	
OCT21	PB'FEE		A*	.50	
OCT21	W'DEED		A*	4.00	* 64.56

WD-2

This is unimproved ( ) improved (XX) property, known as 628 Galaxie Drive (House Number) (Street) P. O. Address: Nashville (City or Town) 37209 (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 H. Burton Duncan and wife Sara H. Duncan, their heirs and assigns, forever.

And we do covenant with the said H. Burton Duncan and wife Sara H. Duncan 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.

And we, Glynn Evetts and wife Lorell Evetts do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said H. Burton Duncan and wife Sara H. Duncan, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 20th day of October, 1971

Glynn Evetts

Lorell Evetts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William E. Higgins, a Notary Public in and for said County and State, the within named Glynn Evetts and wife Lorell Evetts

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 20th day of October, 1971.

William E Higgins, Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires Jan. 23, 1972

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 .....