BOOK 4605 PAGE 671

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,165.25

Floyd Duncan Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 19 72

Notary Public

MY COMMISSION EXPIRES: April 21, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
W. G. Traber, 2525 Lebanon Road, Nashville, Tennessee. Attorney
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Floyd Duncan, Jr. (NAME)	Lomas & Nettleton, Inc. (NAME)	
1512 Spence Circle (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Ave. (STREET ADDRESS)	94-16
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia (CITY) (STATE) (ZIP)	6

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, Glenn C. Sanders and wife, Ruby Jewell Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Floyd Duncan, Jr., and wife, Hortencia C. 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:

Being Lot No. 25 on the Map of Spence Circle, as of record in Book 1424, page 62, Register's Office for said County.

Said Lot No. 25 fronts 70 feet on the north side of Spence Circle and runs back between parallel lines 233.84 feet to a dead line.

Being the same property conveyed to Glenn C. Sanders and wife, by deed from R. Roy Cobb and wife, as of record in Book 4467, page 811, in said Register's Office.

The Grantees herein assume and promise to pay an indebtedness evidenced by a deed of trust of record in Book 4258, page 658, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1512 Spence Circle, Nashville 37210
(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 30th day of May, 19 72

Glenn C. Sanders

Ruby Jewell Sanders

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glenn C. Sanders and Ruby Jewell Sanders

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 Nashville, Tennessee, this 24th day of May 19 72

Commission expires Nov. 6, 1974

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 Glenn C. Sanders, et ux

TO Floyd Duncan, Jr. et ux

B 6 1 3 8 5

IDENTIF. REFERENCE

MAY 31 10 45 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY31'72	CONV	11,851.95			
MAY31'72	S'TAX		A*	30.94	
MAY31'72	PR'FEE		A*	.50	
MAY31'72	W'DEED		A*	4.00	* 35.44

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAIL TO:
W. G. TRABER
2525 LEBANON ROAD
NASHVILLE, TENN. 37214