WARRANTY DEED

BOOK 4608 PAGE 362

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
H. B. Duncan, et al	H. B. Duncan	12W 3690
(NAME) 4904-Charlotte Ave.	(NAME) 4904 Charlotte Avenue	Map 91-15
(STREET ADDRESS OR ROUTE NUMBER) Nashville 37209-Tenn.	(STREET ADDRESS) Nashville, Tennessee	parcel 249
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	SH

FOR AND IN CONSIDERATION of the sum of Eleven Thousand and no/100----------
----------($11,000.00)---------- *Dollars,*

cash in hand paid by H. B. Duncan and J. B. Duncan, the receipt of which is hereby acknowledged,

We, W. J. Stephens and wife, Marjorie O. Stephens,

have this day bargained and sold, and do hereby transfer and convey unto the said H. B. Duncan and J. B. Duncan

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the easterly 16 feet of Lot No. 803 of Block No. 113, Plan No. 1, West Nashville, as of record in book 57, pages 74 and 75, Register's Office for said County. Said part of Lot No. 803 fronts 16 feet on the northerly side of Charlotte Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to W. J. Stephens by deed from Bessie Lovelace, of record in book 1415, page 112, Register's Office for Davidson County, Tennessee, and being the same property conveyed to W. J. Stephens and wife, Marjorie O. Stephens by deed from R. J. Connor, Trustee, of record in book 3854, page 714, Register's Office for Davidson County, Tennessee.

This Instrument Was Prepared By
Dewey W. Pedigo (mg)
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 11,000.00

Subscribed and sworn to before me, this the 7 day of June 1972

Affiant H. B. Duncan

My commission expires: July 31, 1973 (Affix Seal)

Notary Public Charles R. Saindon

This is improved (X) unimproved ( ) property, known as ..... (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 H. B. Duncan and J. B. Duncan,

their *(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.* , except 1972 taxes which are prorated and assumed by the Grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* H. B. Duncan and J. B. Duncan

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

Witness our hands this ~~6th~~ 7th day of June, 1972, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. J. Stephens

Marjorie O. Stephens

BOOK 4608 PAGE 363

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Charles R. Lavender, a Notary Public in and for said County and State, W. J. Stephens and wife, Marjorie O. Stephens

the within named 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 7 day of June, 1972.

Charles R. Lavender
Notary Public

Commission expires July 31, 1973

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.....

JUN-8?2 CONV 11,000.00
JUN-8?2 STAX A* 28.60
JUN-8?2 PRTFEE A* .50
JUN-8?2 WDEED A* 4.00 * 33.10

WARRANTY DEED

FROM

W. J. Stephens, et ux

TO

H. B. Duncan, et al

B 6 2 5 1 9

IDENTIF. REFERENCE

JUN 8 10 25 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2050
NASHVILLE, TENNESSEE