# WARRANTY DEED

BOOK 4626 PAGE 415

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| James P. Duncan and wife, | Security Federal Sav. & Loan | |
| Sarah R. Duncan (NAME) | (NAME) | |
| 323 Cross Timbers Drive, | 500 Union Street | 12814 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | Nashville, Tennessee. | 32 pw |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

This instrument was prepared by: David Rutherford, Attorney, Nashville, Tenn.

FOR AND IN CONSIDERATION of the sum of ($10.00)

* TEN AND NO/100 - - - - - - - - - - - - - - - - - - Dollars,

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Ronald B. Deal and wife, Suzanne M. Deal,

have this day bargained and sold, and do hereby transfer and convey unto the said

James P. Duncan and wife, Sarah R. Duncan, their

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

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 101 on the Plan of Harpeth Park, Section 2, as of record in Book 3700, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 101 fronts 86.0 feet on the southwesterly side of Cross Timbers Drive and extends back 198.13 feet on the northwesterly line and 200.07 feet on the southeasterly line, to a dead line in the rear, measuring 86.0 feet thereon.

Being the same property conveyed to Ronald B. Deal and wife, Suzanne M. Deal, by deed from Delvis Chandler and wife, Lola J. Chandler of record in book 4439, page 127, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 3990, page 68, Register's Office of Davidson County, Tennessee, and ten foot public utilities and drainage easement, 30-foot building setback line from Cross Timbers Drive and conditions of owner's certificate as shown on plan of record in book 3700, page 58, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE, COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 28,000.00

Subscribed and sworn to before me, this the 4th day of August, 19 72.

Affiant Ronald B. Deal

My commission expires April 29 1975. (Affix Seal)

Notary Public Hugh J. Bradley

This is improved ( X ) property, known as 321 Cross Timbers Dr., 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

James P. Duncan and wife, Sarah R. 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 for the 1972 taxes, which have been pro-rated and assumed by the grantees herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

James P. Duncan and wife, Sarah R. Duncan, their

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

Witness our hand s this 4th day of August, 19 72.

Ronald B. Deal

Suzanne M. Deal

BOOK 4626 PAGE 416

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, HUGH J. BRADLEY, a Notary Public in and for said County and State, Ronald B. Deal and Suzanne M. Deal 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 11th day of August, 19 72.

Hugh J Bradley Notary Public

Commission expires April 29, 1975

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 _____

| | | | | | |
|---|---|---|---|---|---|
| AUG-9 72 | CONV | 28,000.00 | | | |
| AUG-9 72 S'TAX | | | A* | 72.80 | |
| AUG-9 72 PR'FEE | | | A* | .50 | |
| AUG-9 72 | W'DEED | | A* | 4.00 | * 77.30 |

WARRANTY DEED

FROM Ronald B. Deal et ux

TO James P. Duncan et ux

File:

B 70803

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IDENTIF. REFERENCE

AUG 9 2 28 PM '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