WARRANTY DEED

BOOK 4628 PAGE 239

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
	First Federal Savings	
(NAME)	(NAME) Union at Fourth	148-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	38
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ($10.00)

Dollars,

cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged; we,

William A. Cole, Jr. and wife, Thelma I. Cole

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

James W. Duncan, Jr. and wife, Mary A. Duncan, their

(successors), heirs and assigns,

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

Being Lot No. 216 on the Plan of Hillbrook, Section II, a plan of which is of record in Book 3300, page 12, Register's Office for said County.

Said Lot No. 216 fronts 83.5 feet on the northerly side of Lucky Drive and runs back 183.4 feet on the westerly line and 179.1 feet on the easterly line to a dead line in the rear on which it measures 44 feet.

Being the same property conveyed to William A. Cole, Jr. and wife, Thelma I. Cole, by deed from Randall Phillips Builders, Inc., as of record in Book 3312, page 538, said Register's Office.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property and to taxes for 1972.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 19,900.00

Subscribed and sworn to before me, this the 14th day of August 1972

Affiant

My commission expires: APR 23 1973 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 216 Lucky Drive, 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 W. Duncan, Jr. and wife, Mary A. 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 as hereinbefore stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James W. Duncan, Jr. and wife, Mary A. Duncan, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 14th *day of* August, 1972., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William A. Cole, Jr.

Thelma I. Cole

William A. Cole, Jr. Thelma I. Cole

This instrument prepared by
STEPHENSON, LACKEY & HOLMAN
First Federal Building
Nashville, Tennessee 37219

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, ... William A. Cole, Jr. and wife, Thelma I. Cole .....

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 14th day of AUGUST, 19 72.

APR 23 1973

Commission expires .....

..... Notary Public

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 15 72 CONV 19,900.00
AUG 15 72 S'TAX A* 51.74
AUG 15 72 PB'FEE A* .50
AUG 15 72 W'DEED A* 4.00 * 56.24

PLEASE MAIL TO - Mr. Jas. W. Duncan, 2428 Chapman Drive, Nashville, Tenn., 37206

19,900.00

WARRANTY DEED

FROM

WILLIAM A. COLE, JR. & WIFE,

TO

JAMES W. DUNCAN, JR. & WIFE,

MARY A. DUNCAN

B 7 1 6 2 1

IDENTIF. REFERENCE

AUG 15 2 49 PM '72

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