This Instrument Was Prepared By

BOOK 4687 PAGE 574 Dawn W. Pedigo

WARRANTY DEED

Of The Law Firm Pedigo & Saindon
Stahlman Building; Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Albert Sellars	Noel-Palmer Mortgage Co.	
(NAME)	(NAME)	
1513 Gasser Drive	402 Stahlman Building	148-3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	81
Antioch, Tennessee 37013	Nashville, Tennessee 37201	PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty Two Thousand Five Hundred and no/100 ----------($22,500.00)---------- *Dollars,*

cash in hand paid by Charles Albert Sellars and wife, Karen R. Sellars, the receipt of which is hereby acknowledged,

We, DERWOOD D. DUNCAN AND WIFE, ANNA MAE DUNCAN

have this day bargained and sold, and do hereby transfer and convey unto the said
CHARLES ALBERT SELLARS AND WIFE, KAREN R. SELLARS, their

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

Land being Lot No. 522 on the Plan of Cherokee Hills Section 5, as of record in Book 3500, page 142, Register's Office for said County, as follows:

Said Lot No. 522 fronts 78 feet on the southwesterly margin of Gasser Drive and runs back 164.7 feet on the northwesterly line and 185 feet on the southeasterly line to a dead line measuring 80.9 feet thereon.

Being the same property conveyed to Derwood D. Duncan and wife, Anna Mae Duncan, by deed from O. W. Cooper and wife, Helen B. Cooper, of record in Book 4160, page 596, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,500.00

Subscribed and sworn to before me, this the 7th day of March 19 73

Affiant

My commission expires My Commission Expires May 4, 1975

Notary Public

This is unimproved ( ) improved (X) property, known as 1513 Gasser Drive, Antioch, Tennessee 37013 (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
Charles Albert Sellars and wife, Karen R. Sellars, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*
Charles Albert Sellars and wife, Karen R. Sellars, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 7th day of March 19 73 the *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Derwood D. Duncan
DERWOOD D. DUNCAN

Anna Mae Duncan
ANNA MAE DUNCAN

BOOK 4687 PAGE 575

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H Dawson, a Notary Public in and for said County and State, Derwood D. Duncan and wife, Anna Mae Duncan

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 7th day of March, 19 73

My Commission Expires May 4, 1975 Raymond H Dawson Notary Public

Commission expires

NOTARY PUBLIC DAVIDSON COUNTY

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 ...

MAR-8	CONV	22,500.00			
MAR-8	S'TAX		A*	58.50	
MAR-8	PR'FEE		A*	.50	
MAR-8	W'DEED		A*	4.00	* 63.00

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
Derwood D. Duncan et ux.

TO
Charles Albert Sellars et ux.

B97623

IDENTIF. REFERENCE

MAR 8 3 33 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2050
NASHVILLE, TENNESSEE