THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
311 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

BOOK 4694 PAGE 459 **WARRANTY DEED**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Harry P. Duncan (NAME)	Lomas & Nettleton Co. (NAME)	
955 Snow Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	43-2
Madison, Tenn. 37115 (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Va. 23451 (CITY) (ZONE) (STATE)	27 Pd

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- *Dollars,*
Cash paid by Harry P. Duncan and wife, Suzanne R. Duncan, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid balance of a note in the original amount of $16,500.00, secured by a deed of trust to George I. Wilson, Trustee, dated May 19, 1969, of record in Book 4334, page 948, Register's Office for Davidson County, Tennessee.

We, William T. Davis and wife, Mary H. Davis,

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

Harry P. Duncan and wife, Suzanne R. Duncan,

their ~~XXXXX~~ (successors), *heirs and assigns,*

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

Being part of the unnumbered tract, part of Lot No. 1 and part of Dortch Avenue as shown on the Map showing the subdivision of Lot No. 27 and part of Lot No. 29 in the Dixie Pure Food Company's Subdivision of record in Book 843, page 52, Register's Office for said County, described according to survey by John Kohl, Surveyor, dated February 28, 1969, as follows:

Beginning at a point in the westerly margin of Snow Avenue, being northerly 301 feet, more or less, from the northwesterly corner of the intersection of Park Avenue and Snow Avenue; thence South 86° 20' West 300 feet to a point; thence North 2° 20' West 100 feet to a point; thence North 86° 20' East 300 feet to a point in the westerly margin of Snow Avenue; thence with the margin of said Avenue South 2° 20' East to the point of beginning.

Being the property conveyed to William T. Davis and wife, Mary H. Davis by deed from Joe D. Smith and wife, of record in Book 4334, page 946, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 22,865.46

Subscribed and sworn to before me, this the 2nd day of April 1973

Affiant Harry P. Duncan

My commission expires: 8/14/76 (Affix Seal)

Notary Public Brenda S. Crabtree

This is unimproved ( ) improved ( ) 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

Harry P. Duncan and wife, Suzanne R. Duncan, their ~~XXXXX~~ (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 stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Harry P. Duncan and wife, Suzanne R. Duncan, their ~~XXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 2nd *day of* April, 1973, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X William T. Davis
William T. Davis

X Mary H. Davis
Mary H. Davis

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly W. Crabtree, *a Notary Public in and for said County and State,* William T. Davis and wife, Mary H. Davis,

*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* 2nd *day of* April, *19* 73

Beverly W. Crabtree *Notary Public*

Commission expires 8/14/76

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 .....

APR-3??	CONV	22,865.46				
APR-3??S'TAX			A*	59.54		
APR-3??PR'FEE			A*	.50		
APR-3??	W'DEED		A*	4.00	*	64.04

WARRANTY DEED

FROM
William T. Davis, et ux

TO
Harry P. Duncan, et ux

C 0 0 7 4 2

IDENTIF. REFERENCE

APR 3 10 13 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE

RETURN TO:
DOBSON & JOHNSON, INC.