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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,500.00

James W. Eaton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May 1973.

Jean Hudson
Notary Public

MY COMMISSION EXPIRES: 7-28-74

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Owners,
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G. W. Duckworth et ux (NAME)	Same (NAME)	104-16
P.O,Box 2093 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	365
Kansas City, Mo. 64142 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James W. Eaton and wife, Wilma Jean Eaton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO G. W. Duckworth and wife, Betty J. Duckworth

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 51 on Belmont Land Company's proposed and unrecorded plan of the Belmont Heights of record in Book 421, Page 34, Register's Office, Davidson County, Tennessee.
Said Lot No. 51 fronts 100 feet on the northerly side of Linden Avenue and runs back between parallel lines, along the westerly margin of 15th Avenue,South, 169 feet to an alley in the rear.
Being the same property conveyed to James W. Eaton and wife,Wilma Jean Eaton, by deed of record in Book 4420, Page 270, Register's Office Davidson County, Tennessee.

NOTE:This property is conveyed subject to deeds of trust as of record in Book 4385, Page 510, and Book 4420, Page 272, Register's Office, Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as : 1600 Linden Ave., Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 10th day of May, 19 73

James W. Eaton

Wilma Jean Eaton

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Jean Hudson, a Notary Public in and for said County and State, the within named James W. Eaton and wife, Wilma Jean Eaton

the 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 10th day of May 1973

Commission expires 7-28-74

Jean Hudson
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM J.W. Eaton et ux

TO G.W. Duckworth et ux

C 0 6 0 2 6

IDENTIF. REFERENCE

MAY 10 3 23 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY 10 73	CONV	14,500.00			
MAY 10 73	S'TAX		A*	37.70	
MAY 10 73	PR'FEE		A*	.50	
MAY 10 73	W'DEED		A*	4.00	* 42.20