Mail: Parrett Bosley 976 Murfreesboro Rd. Nash Tn

This Form furnished by Attorneys Title Company, Inc.

BOOK 4706 PAGE 495

Form No. WD-2

FROM

JOHN WILLIAM DUNCAN, ET UX

TO

KENNETH NELMS, ET UX

For draftsman's use

This instrument prepared by
Robert F. Spann, Attorney
310 Philfre Court Building
Nashville, Tennessee 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Nelms, et ux (NAME)	Guaranty Mortgage Co. (NAME)	Map 148-6
3721 Bakertown Road (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue North (STREET ADDRESS)	Par. 129
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

MAY 11 1 26 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 14,115.00 John W. Duncan
Affiant

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

Notary Public

MY COMMISSION EXPIRES: Aug 11, 1976

(AFFIX SEAL)

C0619 4

For and in Consideration of the sum of

- - - - -TEN and no/100 ($10.00)- - - - - - - - - - - - - - - - DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the agreement by the Grantees to assume and pay a certain Deed of Trust held by Guaranty Mortgage Company, Nashville, Tennessee,

we, JOHN WILLIAM DUNCAN, and wife, MILDRED GERALDINE DUNCAN,

have bargained and sold, and by these presents do transfer and convey unto the said

KENNETH NELMS and wife, NANCY NELMS,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Mangum Heights Subdivision, as of record in Book 2330, page 147, Register's Office for said County.

Said Lot No. 1 fronts 76 feet on the southwesterly side of Bakertown Road and runs back 145 feet on the southeasterly line and 122.73 feet on the northwesterly line to a dead line, which is a broken line, measuring 82.24 feet in the rear.

Being the same property conveyed to John William Duncan and wife, Mildred Geraldine Duncan, by deed from Howard D. Martin and wife, Robbie B. Martin, as of record in Book 3458, page 481, Register's Office for Davidson County, Tennessee.

MAY 11	CONV	14,115.00			
MAY 11	S TAX		A*	36.66	
MAY 11	PR FEE		A*	.50	
MAY 11	W DEED		A*	4.00	* 41.16

WD-2

This is { unimproved / improved } property, known as 3721 Bakertown Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said KENNETH NELMS and wife, NANCY NELMS, their heirs and assigns, forever.

And we do covenant with the said KENNETH NELMS and wife, NANCY NELMS, 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.

And we, JOHN WILLIAM DUNCAN and wife, MILDRED GERALDINE DUNCAN, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said KENNETH NELMS and wife, NANCY NELMS, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 6 day of May, 1973.

John William Duncan
JOHN WILLIAM DUNCAN

Mildred Geraldine Duncan
MILDRED GERALDINE DUNCAN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, M. L. Barrett, a Notary Public in and for said County and State, the within named JOHN WILLIAM DUNCAN and wife, MILDRED GERALDINE DUNCAN, the 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 6 day of May, 1973.

M. L. Barrett, Notary Public.

Commission expires 8-11-75.

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 .....