BOOK 4709 PAGE 295

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Jack White and wife, Evelyn P. White (NAME:)	Commerce Union Bank (NAME:)	Map 148-14
174 Brenda Court (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Parc. 133
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	5D 59706

For and in Consideration of the sum of Ten and No/100 ($10.00) ---------- *DOLLARS*

and other good and valuable consideration, the receipt of which is hereby acknowledged and the assumption by the grantee of the unpaid principal balance of a note payable to Commerce Union Bank and secured by a deed of trust of record in Book _____, page_____, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith. *have bargained and sold, and by these presents do transfer and convey unto* Clyde T. Duncan and wife, Patricia V. Duncan *the said* William Jack White and wife, Evelyn P. White

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. 251 on the Plan of Colewood Acres, Section 4-A, as of record in Plat Book 4300, page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 251 fronts 80.39 feet on the northerly side of Brenda Court and extends back 135 feet on the easterly line and 146 feet on the westerly line to a dead line measuring 76.83 feet thereon.

Being the same property conveyed to Clyde T. Duncan and wife, Patricia V. Duncan by deed from James M. Lawrence and wife, Betty H. Lawrence of record in Book 4676, pages 900 and 901, Register's Office for Davidson County, Tennessee.

This is (unimproved / improved) property, known as 174 Brenda Court, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Jack White and wife, Evelyn P. White their *heirs and assigns, forever.*

And we *do covenant with the said* William Jack White and wife, Evelyn P. White *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.*, except for 1973 taxes.

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* William Jack White and wife, Evelyn P. White, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands this 5th *day of* May, *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.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 25,233.59

William Jack White
Affiant

Subscribed and sworn to before me, this the 5TH day of May, 1973

Notary Public

My Commission Expires: March 24, 1974
(Affix Seal)

Clyde T. Duncan

Patricia V. Duncan

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
916 J. C. BRADFORD BLDG.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Melville W. Mays, Jr *, a Notary Public in and for said County and State,* Clyde T. Duncan and wife, Patricia V. 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* 5th *day of* May, *19* 73

Melville W. Mays *Notary Public*

Commission expires Nov. 24, 1974

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 .....

MAY21 73 CONV 25,233.59
MAY21 73 S'TAX A* 65.52
MAY21 73 PR'FEE A* .50
MAY21 73 W'DEED A* 4.00 * 70.02

WARRANTY DEED

FROM
Clyde T. Duncan et ux
TO
William Jack White et ux

C 0 7 4 8 2

IDENTIF. REFERENCE

MAY 21 4 12 PH '73

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

Return to Gail Pigg