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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Leroy Wright Jr. & wife
Aldorothy L. Wright

TO

Austin R. Duncan & wife
Leona V. Duncan

For draftsman's use

This instrument was prepared by Mr. J. B. Annam, Attorney At Law, 626 Gallatin Rd. So. Madison, Tn. 37115

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin R. Duncan & wife (NAME)	Fidelity Federal S/L Assn. (NAME)	81-6-25
1812 26th Ave. No. (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Ave. NO. (STREET ADDRESS)	R.R.#8 DA
Nashville, TN. 37208 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37213 (CITY) (STATE) (ZIP)	13505

(FOR REGISTER'S USE)

IDENTIF. REFERENCE
JUN 19 2 58 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:

$ 15,236.25 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June 19 73

Notary Public

MY COMMISSION EXPIRES: 11-4-76

(AFFIX SEAL)

C 1 F 8 1 8

For and in Consideration of the sum of Seven thousand & XX/100 cash ($ 7,000.00) DOLLARS and for other good and valuable consideration the receipt of which is hereby acknowledged and the grantees agreeing and assuming the balance of a note executed by grantors on 27th day of August 1963 to Fiedlity Federal Savings and Loan Association evidenced by deed of trust as of record in Book 3629, page 321,

We, Leroy Wright Jr., and wife Aldorothy L. Wright have bargained and sold, and by these presents do transfer and convey unto the said Austin R. Duncan and wife Leona V. Duncan their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Gardens,
Being Lot No. 19 on the Plan of Cumberland/Sec. VIII, as of record on Plan Book 3300, page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 is described as follows: Beginning at a point in the easterly margin of 26th Avenue , north at the common corner of Lots No. 19 and 20; thence with the dividing line between Lots. Nos. 19 and 20 eastwardly 93.8 feet to concrete monument; thence southwardly with the dividing line between Lots. Nos. 18 and 19, 73.9 feet to a point in the northerly margin of Jenkins Street, then with said margin of said street westwardly 62.7 feet to a concrete marker; thence to the right around a corner 31.4 feet to a concrete monment in the easterly margin of 26th Avenue, North; thence with said margin of said Avenue northwardly 47.9 feet to a point of beginning.

Being XXXXXXXX the same property conveyed to Leroy Wright Jr., and wife Aldorothy, by deed from Dodson Batson, Trustee, of record in Book 3615, page 307, Register's Office for Davidson County, Tennessee.

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This is { unimproved } property, known as 1812 26th Avenue North Nashville, TN. 37208
{ improved (X) }
(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 Austin R. Duncan and wife Leona V. and their heirs and assigns, forever.

And we do covenant with the said Austin R. Duncan and wife Leona V. 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, Leroy Wright Jr. and wife Aldorothy L. do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Austin R. Duncan & Wife Leona V. Duncan heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 18th day of June, 1973

Leroy Wright Jr.

Aldorothy L. Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William H. Dorris, a Notary Public in and for said County and State, the within named Leroy Wright Jr., and wife Aldorothy L.

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 Tennessee, this 18th day of June, 1973

William H. Dorris Notary Public.

Commission expires 11-4-76

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 .....

JUN 19 RS STAX A* 39.52
JUN 19 RPRFEE A* .50
JUN 19 RDEED A* 4.00 * 44.02

Witness my hand and seal, at office in .....,
this .....day of....., 19.....

....., Notary Public.

Commission expires .....