FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6000.00

Edward Nave
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October, 1973.

Betty Eggleston
Notary Public

MY COMMISSION EXPIRES: 2/24/76
(AFFIX SEAL)

Mail TO:

THIS INSTRUMENT WAS PREPARED BY

Edward Nave, Attorney (NAME) 715 Stahlman Building Nashville, Tenn. 37201 (ADDRESS)

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Larry Dean Duncan (NAME) | Same (NAME) | Map 91-12 |
| 712 45th Ave N. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par 65 |
| Nashville Tenn (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~~ I, Jennie Duncan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Dean Duncan

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 Lots Nos. 93 and 95 of Block No. 60 in Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lots Nos. 93 and 95 front 25 feet each on the Easterly side of 45th Avenue North, formerly 4th Street, and run back between parallel lines, 105.5 feet to an alley. Lot No. 95 running back with the Southerly margin of Indiana Avenue.

Being the same property conveyed to Jennie Duncan by deed from Joe S. Duncan Jr. and wife, Margie Duncan, of record in Book 4299, page 723, said Register's Office.

This is unimproved ( ) improved (X) property, known as 712 (House Number) 45th Avenue North (Street) (P. O. Address) Nashville, Tenn. 37209 (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 my hand this 17th day of October, 19 73

Jennie Duncan

STATE OF TENNESSEE
Davidson County

BOOK 4758 PAGE 459

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jennie Duncan

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17 day of October, 19 73

Commission expires 3-10-75

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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 Jennie Duncan

TO Larry Dean Duncan

C 2 9 1 2 7

IDENTIF. REFERENCE

Oct 24 3 09 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| OCT 24 | CONV | *6,000.00 | | | |
| OCT 24 | S'TAX | | A* | 15.60 | |
| OCT 24 | PR'FEE | | A* | .50 | |
| OCT 24 | W'DEED | | A* | 4.00 | * 20.10 |