ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James A. Kirtland, et ux	James A. Kirtland, et ux	117-2
(NAME)	(NAME)	
2831 Woodlawn Drive	Same	Tax 24
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Fourteen Thousand - No/100 ($14,000.00) DOLLARS cash in hand paid by James Andrew Kirtland and wife, Georgia A. Kirtland, and the assumption by the Grantees and agreement to pay the unpaid principal balance of Sixteen Thousand Seven Hundred Forty-Three and 85/100 ($16,743.85) Dollars of a Note dated May 12, 1966, described in and secured by a Deed of Trust on the property conveyed hereby of record in Book 4016, page 190, Register's Office for Davidson County, Tennessee, the receipt and sufficiency of which considerations are hereby acknowledged, we, Gary W. Duncan and wife, Carol R. Duncan,

have bargained and sold, and by these presents do transfer and convey unto the said James Andrew Kirtland and wife, Georgia A. Kirtland

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

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Sharondale Subdivision of record in Book 3500, page 127, Register's Office for said County. Beginning at a point in the northeasterly margin of Sharondale Drive at the corner of Lots Nos. 1 and 2; thence with the line between said lots, northeasterly 164.35 feet to the line of Lot No. 3; thence with the line between Lots 2 and 3 northwesterly 61.85 feet to the southeasterly margin of Woodlawn Drive; thence with the margin of the same, southwesterly as follows: 57.52 feet to a concrete monument; 60.33 feet to a concrete monument; 27.06 feet to a concrete monument at the beginning of curve; thence around said curve in a southerly direction 45.56 feet to the margin of Sharondale Drive thence with the margin of same, southeasterly 67.80 feet to the point of beginning. Being the same property conveyed to Gary W. Duncan and wife, Carol R. Duncan, by deed from R. C. Adams, dated May 12, 1966, in Book 4016, page 170, Register's Office of said County.

This conveyance is made subject to the conditions of the recorded plan of record in Book 3500, page 127, said Register's Office, providing for a 30-foot setback line from Woodlawn Drive (amended to 15-feet by instrument of record in Book 3871, page 129); 60-foot setback line from Sharondale Drive and a proposed 5-foot street dedication for the widening of Woodlawn Drive.

This is improved (X) / unimproved ( ) property, known as 2831 Woodlawn Drive (House Number) (Street)

Nashville, Tennessee 37215 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 31st day of August, 1973

Gary W. Duncan
GARY W. DUNCAN

Carol R. Duncan
CAROL R. DUNCAN

MASSACHUSETTS
STATE OF ~~TENNESSEE~~

BOOK 4761 PAGE 600

COUNTY OF Norfolk

Personally appeared before me, John Im Riggs, a Notary Public in and for said County and State, the within named Gary W. Duncan and wife, Carol R. 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 Wellesley, Mass. this 31st day of October, 1973

My commission expires Aug. 30, 1974 Notary Public John Im Riggs

JOHN IM RIGGS NOTARY PUBLIC MY COMMISSION EXPIRES AUG. 30 1974

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who, upon oath, acknowledged 30,743.85 to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

NOV-25 COUNTY TAX A* 79.82
NOV-25 CLERK'S FEE A* .50
NOV-25 RECORDING FEE A* 1.00

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 30,743.85
This is equal to or greater than the property would bring at a fair and voluntary sale.

Richard D. Bird

Sworn to and subscribed before me this 2nd day of November, 1973

My commission expires 2-4-76 Notary Public Evelyn Phillips

EVELYN PHILLIPS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RICHARD D. BIRD, Attorney — This instrument was prepared by: 500 COURT SQUARE BUILDING
GRACEY, MADDIN, COWAN & BIRD — NASHVILLE, TENNESSEE 37201

Name — Address

mail to

WARRANTY DEED

FROM GARY W. DUNCAN, et ux

TO JAMES ANDREW KIRTLAND and wife, GEORGIA A. KIRTLAND

C 30500

IDENTIF. REFERENCE

Nov 2 4 22 PM '73

FELIX Z. W[illegible] REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2200

AM 1002 HEBBEY REV. 4/1/73