BOOK 4779 PAGE 507

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14000 VS

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January 19 74.

Notary Public

MY COMMISSION EXPIRES: Dep Register

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Caesar E. Urrutia, Attorney - P.O. Box 17344 - Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Max Puckett (NAME)	Commerce Union Bank (NAME)	90-8
6415 Robertson Ave. (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	180
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, J. Roger Duncan and wife, Carolyn Duncan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Max Puckett and wife, Rose P. Puckett

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:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Charlotte Park Annex, as of record in Book 3700, page 49, Register's Office for said County.

Beginning at a point in the southerly margin of Robertson Avenue, being the common corner of Lot Nos. 14 and 15; thence southwardly 100.9 feet to a concrete monument at the common corner of Lots Nos. 14, 15 and 16; thence westwardly 69.4 feet along the common border of Lots Nos. 15 and 16 to a point in the easterly margin of Annex Avenue; thence 74.07 feet northwardly with said margin to a concrete monument at the beginning of a curve; thence northeastwardly 38.18 feet around said curve to a concrete monument in the southerly margin of Robertson Avenue; thence eastwardly 41.13 feet to the point of beginning.

Being the same property conveyed to J. Roger Duncan, by deed from Caesar E. Urrutia, Trustee, of record in Book 4664, page 203, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a deed of trust to Commerce Union Bank.

This is { unimproved ( ) improved (X) } property, known as 6415 Robertson Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (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 our hands this 8th day of January, 1974

J. Roger Duncan

Carol Duncan

BOOK 4779 PAGE 508

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Cassa E. Hunter, a Notary Public in and for said County and State, the within named J. Roger Duncan and wife, Carolyn Duncan

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, this 30th day of January, 1974.

Commission expires 1/10/76

Cassa E. Hunter
Notary Public

NOTARY PUBLIC · DAVIDSON COUNTY, TENN.

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 J. Roger Duncan and wife, Carolyn Duncan

TO Max Puckett and wife, Rose P. Puckett

C 37936

IDENTIF. REFERENCE

JAN 9 1 30 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN-9	CONV	14,619.29			
JAN-9	STAX		A*	37.96	
JAN-9	RGFEE		A*	.50	
JAN-9	WDEED		A*	4.00	* 42.46