BOOK 4799 PAGE 814 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 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 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John N.WRay (NAME)	Loan Guaranty Offices (NAME)	119-14-78
259 Timmons Street (STREET ADDRESS OR ROUTE NUMBER)	Vet. Adm. Reg. Offices (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	801 Broadway Nashville Tenn (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, Leo H. Duncan and wife, Drusilla E. Duncan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John N.WRay and wife, Elva B.WRay

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:

MAR27 CONV 20,000.00
MAR27 S TAX A* 52.00
MAR27 PR FEE A* .50
MAR27 W DEED A* 4.00 A* 56.50

Land in Davidson County, Tennessee being Lot No. 30 of Block "A" on the Map of Woodbine Courts, Part One, of record in Book 1130, page 39, Register's Office for davidson County, Tennessee, to which reference is made for a more particular description.

Being the same property conveyed to Leo H. Duncan and wife, Drusilla E. Duncan, by deed from the Administrator of Veterans Affairs, of record in Book 4735, page 558, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Deed of Trust of record in Book 4735, page 560, said Register's Office; and the Plan of record in Book 1130, page 39, said Register's Office, which shows a 35 foot minimum building setback line from East Timmons Avenue and a 10 foot easement for public utilities along the rear line of lot.

unimproved ( )
This is improved (X) property, known as 259 East Timmons Street (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37211 (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 hand s this 25th day of March, 19 74

Leo H. Duncan

Drusilla E. Duncan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Oscar B Tucker, a Notary Public in and for said County and State, the within named Leo H. Duncan and wife, Drusilla E. 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 25th day of March 19 74

Commission expires 7-31-74

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
Leo H. Duncan and wife,

TO
Drusilla E. Duncan

John N.WRay and wife,

Elva B.WRay

C 47278

IDENTIF. REFERENCE

MAR 27 9 04 AM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.