WARRANTY DEED

BOOK 4809 PAGE 125

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Vincent (NAME)	Same (NAME)	Map 59-10
3857 Dunbar Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 31
Nashville, Tenn. 37207 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty-Two Thousand Two Hundred Sixty-Six and 23/00 Dollars, of which $1,647.36 has been paid in cash by David Vincent, the receipt of which is hereby acknowledged, and for the remainder, said Grantee has assumed and agreed to pay a promissory note, date July 15, 1971, in the original principal sum of $31,900.00, now in the present principal balance of $30,618.87 and secured by a trust deed of record in Book 4521, page 19, Register's Office for Davidson County, Tennessee, I, Nedra W. Jordan, formerly Nedra W. Peters.

have this day bargained and sold, and do hereby transfer and convey unto the said David Vincent, his

~~XXXXXX~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No 18 on the Plan of Royal Gardens Estates, Section I, as of record in Book 3700, page 29, Register's Office for said County.

Said lot fronts 101.2 feet on the westerly side of Durbar Drive and extends back 174.6 feet on the northerly line and 175 feet on the southerly line to a dead line and neasures 95.40 feet thereon.

Being the same property conveyed to Moses Franklin Peters, Jr., and wife, Nedra W. Peters, by deed from W. C. Allen and wife, Irene N. Allen, which is being recorded in Book 4521, page 17, said Register's Office, and subsequently divested out of Moses Franklin Peters, Jr., and vested in the Grantor by decree of the Probate Court of record in minute Book 23-C, page 1003 of said Court.

It is understood between the parties that the Grantor shall have possession of said land until June 15, 1974.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater for this transfer is $32,266.23

Subscribed and sworn to before me, this the 25 day of April 19 74

Affiant D. Vincent

My commission expires: (Affix Seal)

Notary Public D. W. Williams Dep. Reg

This is unimproved (X) improved (X) property, known as 3857 (House Number) Dunbar Drive, (Street) Nashville (P. O. Address: City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said David Vincent, his (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said David Vincent, his (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 24 day of April, 19 74, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Nedra W. Jordan

Nedra W. Jordan

This instrument prepared by David Vincent, 1031 Stahlman Bldg.,37201

BOOK 4809 PAGE 126

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, A. C. Walker, *a Notary Public in and for said County and State,* Nedra W. Jordan, formerly Nedra W. Peters

the within named bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee *this* 24 *day of* April, 1974

A. C. Walker
Notary Public

Commission expires 8-12-74

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* .....

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

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM
Nedra W. Jordan, etc.

TO
David Vincent

C 5 1 5 3 9

IDENTIF. REFERENCE

APR 25 9 43 AM '74

FELIX Z. HUDSON REGISTER
DAVIDSON COUNTY, TENN.

APR25'74	CONV	32,266.23			
APR25'74	S'TAX		A*	83.98	
APR25'74	PR'FEE		A*	.50	
APR25'74	W'DEED		A*	4.00	* 88.48

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE