BOOK 4845 PAGE 413

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy Driver, Guardian	same as new owner	
(NAME)	(NAME)	105-9
1018 35th Avenue North		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	406 pt
Nashville, Tennessee 37209		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00
TEN and no/100---------- DOLLARS

Cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, MARTIN R. CUMMINGS AND WIFE, CAMELIA P. CUMMINGS and EDWARD E. SMITH AND WIFE, JUNE C. SMITH

AUG21'74	CONV	15,500.00			
AUG21'74	S'TAX		A*	40.30	
AUG21'74	PR'FEE		A*	.50	
AUG21'74	W'DEED		A*	4.00	* 44.80

have bargained and sold, and by these presents do transfer and convey unto the said
NANCY DRIVER, GUARDIAN FOR JOHN H. DUNCAN

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

Being part of the westerly one-half of Lot No. 42 on the plan of Waverly Place, as of record in Book 57, page 85, Register's Office for said County, described as follows:
BEGINNING at a point on the north margin of Benton Street or Avenue 55.6 feet east of the corner of Lots Nos. 40 and 42; thence northerly 222.55 feet to a point in the southerly margin of an alley, said point being 62.7 feet to the lots Nos. 40 and 42; thence with the southerly margin of said alley, easterly 42.1 feet to a point; thence southerly 225.9 feet, more or less, to the northerly margin of Benton Street or Avenue; thence with the northerly margin of said Benton Street, or Avenue, westerly 43.8 feet to the beginning.
Being the same property conveyed to Martin R. Cummings and wife, Camelia P. Cummings and Edward E. Smith and wife, June C. Smith, by deed from Beatrice P. Abel of record in Book 4796, page 468, Register's Office.

Nancy Driver was appointed Guardian for John H. Duncan in the County Court in Nashville, Davidson County, Tennessee, under Rule No. 47421.

unimproved ( )
This is improved (X property, known as 922 Benton Avenue, Nashville, Tennessee
(House Number) (Street)

(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 20th day of August, 19 74

Martin R. Cummings
MARTIN R. CUMMINGS

Edward E. Smith
EDWARD E. SMITH

Camelia P. Cummings
CAMELIA P. CUMMINGS

June C. Smith
JUNE C. SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4845 PAGE 414

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named MARTIN R. SUMMINGS AND WIFE, CAMELIA P. CUMMINGS and EDWARD E. SMITH AND WIFE, JUNE C. SMITH

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 20th day of August, 1974

My commission expires April 26, 1978 Notary Public L. D. Richards

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 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

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 $ 15,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Nancy Driver Guardian for John H. Duncan

Sworn to and subscribed before me
this 20th day of August, 1974

My commission expires April 26, 1978 Notary Public L. D. Richards

This instrument was prepared by:

C.H.Briley,Jr.,Attorney (Name) 244 Fourth Avenue North Nashville, Tennessee (Address)

WARRANTY DEED
G-237496-dmc
FROM
Martin R. Cummings, ET AL
TO
Nancy Driver, Guardian

C 67979

IDENTIF. REFERENCE

AUG 21 11 15 AM '74
FELIX A. WILSON 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 259-2290

FILE TENNESSEE TITLE CO.

FORM 1003 HEBBERT REV. 4/1/73