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FORM NO. WD-1

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
338 WHITE BRIDGE ROAD
NASHVILLE, TN 37205

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,541.09

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF Aug., 19 74

Notary Public

MY COMMISSION EXPIRES: 5-13-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Duncan et ux (NAME)	First Federal Savings and Loan (NAME) Assoc.	Map 127
8517 Newsom Station Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 115
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, Jack M. Rigsby and wife, Geraldine M. Rigsby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John J. Duncan and wife, Stella Duncan

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 Tract No. 19 of a portion of the W. T. Hutton Property, described according to a survey made by James L. Murphy, Jr. and Company, January 5, 1967, as follows:

TRACT No. 19 fronts 135.75 feet on the easterly margin of Newsom Station Road and runs back 1,073.07 feet on its northerly line and 1,196.34 feet on its southerly line to a line in the rear on which it measures 173.51 feet thereon.

BEING the same property conveyed to Jack M. Rigsby and wife, Geraldine M. Rigsby by deed from Noah A. Green and wife, Betty Joyce Green of record in Book 4673, page 187, Register's Office for Davidson County, Tennessee.

The grantees agree and assume to pay the unpaid balance of a mortgage to First Federal Savings and Loan Association of record in Book 4673, page 189, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 8517 Newsom Station Road (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 hand S this 21 day of Aug., 1974

Jack M. Rigsby

Geraldine M. Rigsby

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack M. Rigsby and wife, Geraldine M. Rigsby

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 Nashville, Tennessee, this 21 day of Aug 19 74

Commission expires 5-23-77

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

JACK M. RIGSBY AND WIFE,

GERALDINE M. RIGSBY

TO

JOHN J. DUNCAN AND WIFE,

STELLA DUNCAN

C 6 8 8 9 4

IDENTIF. REFERENCE

AUG 27 1 57 PM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

File: A. Braden Floyd, Jr.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 27 74	CONV	49,541.09			
AUG 27 74	S'TAX		**	128.70	
AUG 27 74	PR'FEE		**	.50	
AUG 27 74	W'DEED		**	4.00	* 133.20