BOOK 4670 PAGE 160

WARRANTY DEED

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles E. Duncan	Same Charles E. Duncan	Map 82-13
(NAME)	(NAME)	
3 Tanglewood	% J.L.Hammett Co.	Parcel 161
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
West Yamouth,Mass. 02673	Brantiee,Mass., 02184	1W21535
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Three Thousand Five Hundred and No/100 ($3,500.00) Dollars,

cash in hand paid,

we, Mary Frensley, Gladys Howell, William Dunn, and O. M. Carney, the sole heirs at law of Miss Nellie C. Dumm, deceased

have this day bargained and sold, and do hereby transfer and convey unto the said Charles E. Duncan,

his (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

A tract of land in Davidson County, Tennessee, being the northerly half (1/2) of Lot No. 118 in D. T. McGavock's First Addition to Nashville, a plan of which is on record in Book 10, page 608, Register's Office for said County.
Said northerly half (1/2) of Lot No. 118 fronts 50 feet on the westerly side of 7th Avenue North, formerly Vine Street, and runs back between parallel lines 152 feet, more or less, to an alley.
Being the same property conveyed to Miss Nellie C. Dumm by deed from Mrs. Birdie E. Harrison and husband, W. E. Harrison, of record in Book 583, page 453, said Register's Office. The said Miss Nellie C. Dumm is now deceased, leaving as her sole heirs at law, Mary Frensley, Gladys Howell, William Dunn, and O. M. Carney.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3,500.00

Subscribed and sworn to before me, this the 9th day of November 19 74

Affiant O. M. Carney

My commission expires: Dec. 11-1977 (Affix Seal)

Notary Public Charles A. Yancey

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

This is unimproved ( ) improved (X) property, known as 1213 7th Avenue North, Nashville, Tennessee
(House Number) (Street) 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 Charles E. Duncan, his (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except as of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Charles E. Duncan, his (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 14th day of November, 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.

Mary Frensley — Mary C. Frensley

Gladys Howell — Gladys Howell

William Dunn — William Dunn

O. M. Carney — O. M. Carney

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, CHARLES A. YANCEY, a Notary Public in and for said County and State, MARY C. FRENsley, GLADYS HOWELL &O.M.CARNEY

the within named 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 19th day of November, 1974

Charles A. Yancey Notary Public

Commission expires 12-11-77

FLORIDA
STATE OF TENNESSEE }
~~Davidson~~ County.
CHARLOTTE

Personally appeared before me, EDNA BENNING, a Notary Public in and for said County and State, the within named William Dunn

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

Witness my hand and official seal at PUNTA GORDA, FLORIDA, Tennessee, this 19th day of NOVEMBER, 1974

Edna Benning Notary Public

My Commission Expires July 22, 1975
Commission Expires

NOV22⁷⁴	CONV	*3,500.00			
NOV22⁷⁴S'TAX			A*	9.10	
NOV22⁷⁴PR'FEE			A*	.50	
NOV22⁷⁴	W'DEED		A*	4.00	* 13.60

YANCEY REALTY CO.

WARRANTY DEED

FROM
Mary Frensley, Gladys Howell, &
William Dunn and O. M. Carney

TO
Charles E. Duncan

C 79152

IDENTIF. REFERENCE

Nov 22 9 34 AM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Yancey Realty
1-114-17 Ex cu 50
COZY 37203