ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Gary W. Duncan	Fidelity Federal S&L Assn.	116-4
(NAME)	(NAME)	
3941 Woodlawn Drive	401 Union Street	7DA-4985
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, TN 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS paid in cash, and other good and valuable consideration received from the grantees hereinafter named, I,

ROSALIND SMITH MINTON,

have bargained and sold, and by these presents do transfer and convey unto the said GARY W. DUNCAN and wife, CAROL R. 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 Lot No. 28 on the Plan of Clearview, of record in Book 843, page 8, Register's Office for said County; and according to a survey made January 25, 1955, by John M. Sullivan, Surveyor, said lot is described as follows:

Beginning on the westerly margin of Clearview Drive at the corner of Lots 28 and 31; thence with the westerly margin of said Drive, northwardly 56.1 feet; thence along the said margin of said road with a radius of 349.5 feet, a distance of 102.2 feet to the beginning of a curve; thence around said curve in a northwesterly direction 62.8 feet to the southerly margin of Woodlawn Avenue; thence with said Avenue, westwardly 105.6 feet to the corner of Lots Nos. 28 and 29; thence with the line between said two lots southwardly 169.8 feet to the northerly line of Lot No. 31; thence with said line, eastwardly 71.3 feet to the beginning.

Being property conveyed to Beasley Smith and wife, Elizabeth W. Smith, by deed from Joseph P. Goldman and wife, Luella Goldman, of record in Book 2860, page 61, said Register's Office; the said Beasley Smith having predeceased Elizabeth W. Smith, and said property now being vested in Rosalind Smith Minton as devisee under the will of said Elizabeth W. Smith, now deceased, of record in Will Book 93, page 64, Probate Court of said County.

This conveyance is subject to restrictions, easements and setback lines applicable to said property, and to the lien of taxes for the year 1975.

unimproved ( )
This is improved (X) property, known as 3941 Woodlawn Drive (House Number) (Street)
Nashville, TN 37205 (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 26th day of June, 1975.

Rosalind Smith Minton
Rosalind Smith Minton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Linda H. Martin, a Notary Public in and for said County and State, the within named Rosalind Smith Minton,

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

Witness my hand and official seal at Nashville, Tennessee, this 20 day of June, 1975.

My commission expires 7/24/77 Notary Public Linda H. Martin

NOTARY PUBLIC DAVIDSON COUNTY

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 $ 75,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Mary W. Anderson, Agent

Sworn to and subscribed before me this 27th day of June, 19 75.

My commission expires 4/25/76 Notary Public Mary Ellen Ivey

NOTARY PUBLIC AT LARGE TENNESSEE

This instrument was prepared by:

John J. Archer, Attorney, 300 James Robertson Parkway, Nash., TN 37201

Name Address

JUN 27 75 CONV 75,000.00
JUN 27 75 S'TAX A* 195.00
JUN 27 75 PB'FEE A* .50
JUN 27 75 W'DEED A* 4.00 * 199.50

110225-8

WARRANTY DEED

FROM ROSALIND SMITH MINTON

TO GARY W. DUNCAN, ET UX

D 0 4 7 2 8

IDENTIF. REFERENCE

JUN 27 3 33 PM '75

FE[illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219