ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: BOOK 4940 PAGE 245	MAP-PARCEL NUMBERS:
Mildred Duncan (NAME)	Same (NAME)	map 91-12
23745 Rein (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	par. 65
East etroit, Michigan 48021 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) **DOLLARS**

and other good and valuable consideration the seller

AUG 11 75 CONV *4,800.00
AUG 11 75 S'TAX A* 12.46
AUG 11 75 PR'FEE A* .50
AUG 11 75 W'DEED A* 4.00 * 16.98

Larry Dean Duncan

has
~~have~~ **bargained and sold, and by these presents do transfer and convey unto the said** MIldred Duncan

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

Being Lots Nos. 93 and 95 of Block No. 60 in Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lots Nos. 93 and 95 front 25 feet each on the Easterly side of 45th Avenue No-th, formerly 4th Street, and run back between parallel lines, 105.5 feet to an alley. Lot No. 95 running back with the Southerly margin of Indiana Avenue.

Being the same property conveyed to Larry Dean Duncan by deed from Jenni Duncan, as of record in Book 4758, Page 458, R.O.D.C., Tenn.

Thelma E. Rowlett joins in this conveyance for the express purpose of conveying any and all right, title and interest she now has or will have in the future to the above described property.

unimproved ( )
This is improved (X) property, known as 712-45th Avenue North, Nashville, TN
(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 11th **day of** AUGUST, **19** 75.

Larry Dean Duncan

Thelma E Rowlett

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry Dean Duncan and Thelma E. Rowlett

the bargainor 2, 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 Nashville, this 11th day of August, 1975.

My commission expires Notary Public Harold E Collins

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 $ 4800.00 INS.

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

Mildred Duncan

Sworn to and subscribed before me
this 11TH day of August, 1975.

My commission expires 1-8-78 Notary Public Harold E Collins

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument was prepared by:

Name	Address
H.E. COLLINS	807 51ST AVE. N. NASHVILLE, TENN. 37209

WARRANTY DEED

FROM

RUSH

D 10528

IDENTIF. REFERENCE

AUG 11 1 47 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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