This instrument was prepared by [illegible], Attorney-at-Law,
320 Gallatin Rd. Madison, Tenn.

# WARRANTY DEED

BOOK 4946 PAGE 306

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Julia Alice Duncan (NAME) | Julia Alice Duncan (NAME) | 15D06000 |
| 3812 Baxter Avenue (STREET ADDRESS OR ROUTE NUMBER) | 3812 Baxter Avenue (STREET ADDRESS) | Map 61-15 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | Parcel 302 |

*FOR AND IN CONSIDERATION of the sum of* Ten and No/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by the Grantee hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Nina E. Allen, hereinafter called the Grantor

*have this day bargained and sold, and do hereby transfer and convey unto the said* Julia Alice Duncan, herein called the Grantee, her

~~XXXXXXX~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee, being the north half of Lot No. 34 on the Map of Maplewood Home Tract, of record in Book 421, page 174, Register's Office for said County, described as follows:

Said part of said Lot No. 34 fronts 50 feet on the easterly side of Baxter Street and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Nina E. Allen, by deed from Dorris Allen Kincaid, William D. Kincaid and Mary Hill Kincaid Vivrett, of record in Book 4528, page 965, said Register's Office.

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This conveyance is made subject to easement for sewers and/or drainage to Metro of record in Book 4319, page 837, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,000.00

Subscribed and sworn to before me, this the 28 day of August 1975

My commission expires: 7-24-76 (Affix Seal)

Affiant [illegible]

Notary Public [illegible]

This unimproved ( ) is improved ( ) property, known as 3812 Baxter Avenue (House Number) Nashville, Tennessee (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* Grantee, her ~~XXXXXXX~~ *heirs and assigns forever.* I *covenant that* I am *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 those stated herein.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her ~~XXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 28 *day of* ~~September~~ August, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Nina E. Allen

Nina E. Allen

BOOK 4946 PAGE 307

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Nina E. Allen

*the within named 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* Hendersonville, Tennessee, *this* 28 *day of* ~~September~~ August, *19* 75.

*Commission expires* 7-24-76

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* ....., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....self *to be* ..... .....*of the* ..... *the within named bargainor, a corporation, and that* .....he *as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....self *as* .....

*Witness my hand and seal, at office in* ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

*Commission expires* ~~AUG 29~~ 19 ..... CONV ..... 18,000.00

| | | | | | |
|---|---|---|---|---|---|
| AUG 29 75 | S'TAX | A* | 46.80 | | |
| AUG 29 75 | PR'FEE | A* | .50 | | |
| AUG 29 75 | W'DEED | A* | 4.00 | * | 51.30 |

**WARRANTY DEED**

FROM

Nina E. Allen

TO

Julia Alice Duncan

D 1 3 3 4

IDENTIF. REFERENCE

AUG 29 9 22 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Madison Title Company**
320 Gallatin Road
MADISON, TENNESSEE 37115

Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS