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WARRANTY DEED JPR

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-15 98 PW	FREDRIC D. JACKSON, ET UX	Genesco Credit Union
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 610 Comet Avenue	LOAN OR ACCOUNT NO. PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS, ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; we,

JOE F. DUNCAN,JR. and wife, DEBRA DUNCAN,

SEP 18 '75 CONV 32,500.00
SEP 18 '75 S'TAX A* 84.50
SEP 18 '75 PR'FEE A* .50
SEP 18 '75 W'DEED A* 4.00 * 89.00

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FREDRIC D. JACKSON and wife, UNA R.JACKSON,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1051 on the Plan of Charlotte Park, Section 14, as of record in Book 3300, page 29, Register's Office for said County.

Said Lot No. 1051 fronts 70 feet on the northerly side of Comet Drive and runs back between lines 177.7 feet on the easterly side and 159.2 feet on the westerly side, to a line in the rear, measuring 101.14 feet thereon.

Being the same property conveyed to Joe F. Duncan, Jr., by deed from Georgia D. Whitfield, which deed is of record in Book 4668, page 198, Register's Office for Davidson County.

This conveyance is made subject to restrictions of record in Book 3312, page 100, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1975 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 18th day of September, 1975.

Joe F. Duncan
JOE F. DUNCAN, JR.

Debra Duncan
DEBRA DUNCAN

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Joe F. Duncan, Jr.

the bargainor(s), 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, Tennessee, this, the 18th day of September, 1975.

My commission expires: 4-23-78

Notary Public

DOUGLAS A. BRACE ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Bernard B. Sanderson, a Notary Public in and for the State and County aforesaid, personally appeared the within named Debra Duncan,

the bargainor(s), 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, the 18 day of September, 1975.

My commission expires: 12/9/78

Notary Public

BERNARD SANDERSON NOTARY PUBLIC STATE AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES DEC. 9, 1978

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

DOUGLAS A. BRACE ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TN

D 16221

IDENTIF. REFERENCE

SEP 18 3 45 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
JOE F. DUNCAN, JR. & WIFE,
DEBRA DUNCAN

TO
FREDRIC D. JACKSON & WIFE,
UNA R. JACKSON

Please return to:
Prepared by
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd Nat'l Bank Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

My commission expires: _____

Notary Public