WARRANTY DEED

BOOK 5023 PAGE 11

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John W.Duffel Jr & wf,		Map 118-12
(NAME) 2706 Eugenia Avenue,	(NAME) same	parcel 17
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tennessee,	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($2,000.00) Two Thousand and no/100 *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a vendor,s lien note in the original amount of $13,000.00 as set out in an installment deed of record in book 4925, page 111, Register.s Office for Davidson County Tennessee.

I, Helen V.McAdams, a widow,

have this day bargained and sold, and do hereby transfer and convey unto the said

John W.Duffel Jr and wife Millie C.Duffel

their, *(successors), heirs and assigns,*

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

Being Lot No.225 on the Revised and Corrected Plan of Thompson and Ring,s Subdivision of Edenwold Park;as of record in book 332, page 29, Register,s Office for said County.
Said Lot No.225 fronts 50 feet on the southerly side of Eugenia Avenue, formerly Moore Avenue, and runs back between parallel Lines 150 feet to an alley.

Being the same property conveyed to Helen V.McAdams by deed from Hardy P. Criswell and wife Ora Criswell, of record in book 4925, page 111, Register,s Office for said County.

Purchaser,s assume taxes, for the year 1976.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $15,000.00

Subscribed and sworn to before me, this the 6 day of May 1976

Affiant Helen V. McAdams

My commission expires: 1/21/80 (Affix Seal)

Notary Public Mary Eaton

This is unimproved ( ) improved ( ) property, known as 2706 Eugenia Ave (House Number) Nashville Tenn. (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

John W.Duffel Jr and wife Millie C.Duffel

their, *(successors),*

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 as above stated.

I *further covenant and bind* myself my *heirs and representatives, to warrant and forever defend the title to said real estate to said* John W.Duffel Jr and wife Millie C.Duffel their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* *this* 6th *day of* May 1976 ##, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Helen V. McAdams

This Instrument was prepared
by William O.Lee
244 Antioch Pike.
Nashville Tenn.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ewing, a Notary Public in and for said County and State, Helen V. McAdams a widow,

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 Nashville Tennessee, this 6th day of May, 19 76.

Commission expires 4/21/80 Mary Ewing Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

Mail Y 12 8 GP
75/6 Empire Co

PLEASE RETURN TO
CHICAGO TITLE INSURANCE COMPANY
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Helen V. McAdams
TO

John W. Duffel Jr Etux.

D 48173

IDENTIFICATION REFERENCE

May 7 3 50 PM '76

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

3.00
4.00
7.00

MAY-7[illegible]	CONV	15,000.00		
MAY-7[illegible] S'TAX			B* 39.00	
MAY-7[illegible] PR'FEE			B* .50	
MAY-7[illegible]	W'DEED		B* 4.00	* 43.50