This Form furnished by Attorneys Title Company, Inc.

BOOK 5063 PAGE 304

Form No. WD-2

FROM

MILDRED DUNCAN

TO

THELMA E. ROWLETT

For draftsman's use

This instrument prepared by
Harold E. Collins, Atty.
802-51st Ave. N.
Nashville, TN 37209

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thelma E. Rowlett (NAME)	Same (NAME)	Map 91-12
117-39th Ave. N. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 65
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

AUG 30 10 35 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 9,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 19 76

Notary Public

MY COMMISSION EXPIRES: 2-8-78

(AFFIX SEAL)

D 6547-2

For and in Consideration of the sum of Nine Thousand and 00/100

($9,000.00) DOLLARS

Cash paid by grantee, receipt of which grantor hereby acknowledged,

I, Mildred Duncan

have bargained and sold, and by these presents do transfer and convey unto the said Thelma E. Rowlett, as her sole and separate estate,

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

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 North, 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 Mildred Duncan by deed from Larry Dean Duncan and Thelma E. Rowlett as recorded in Book 4940, Page 245, R.O.D.C., Tenn.

AUG 30 76	CONV	*9,000.00			
AUG 30 76	S'TAX		B*	23.40	
AUG 30 76	PR'FEE		B*	.50	
AUG 30 76	W'DEED		B*	4.00	* 27.90

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This is unimproved ( ) improved (X) property, known as 712-45th Avenue North, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thelma E. Rowlett as her sole and separate estate her heirs and assigns, forever.

And I do covenant with the said Thelma E. Rowlett that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Mildred Duncan, do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said Thelma E. Rowlett her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 25th day of August, 19 76

x Mildred Duncan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mildred Duncan

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 25th day of August, 19 76.

Harold E Colter, Notary Public.

Commission expires 2-8-78

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 .