THIS INSTRUMENT PREPARED BY:
Paul Holbrook, Attorney
1202 Nashville Trust Bldg.
Nashville, Tennessee 37201

# WARRANTY DEED

BOOK 5091 PAGE 380

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Robert S. Hite (NAME) | same (NAME) | 20W-01900 |
| 3933 Moss Rose Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 82-7 125 |
| Nashville, Tenn. 37216 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | 20W-01905 82-7 124 |

FOR AND IN CONSIDERATION of the sum of - - - - - - - - - - - TEN - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - ($10.00) - - - - Dollars,

Cash in hand paid by the hereinafter Robert S. Hite, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Wilbur L. Duncan and wife, Margaret M. Duncan

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

Robert S. Hite

his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT I: Land in Davidson County, Tennessee, being Lot No. I in Humphrey Pierce's Addition to East Nashville, a plan of which is of record in Book 161, page 20, Register's Office for said County.

Said Lot No. 1 fronts 50 feet on the south side of Wilburn Street and runs back between parallel lines, with the west margin of an alley, 150 feet to an alley in the rear.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 2, and the easterly 5 feet of Lot No. 3 on the Map of Humphrey Pierce's Addition as of record in Book 161, page 20, Register's Office for said County.

Said Lot and part of said Lot No. 3 adjoin and front together 55 feet on the south side of Wilburn Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Wilbur L. Duncan by deed from Paul Holbrook, Trustee of record in Book 4778, page 168, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whicheven is greater, for this transfer is $ 18,250.00

Subscribed and sworn to before me, this the 26th day of November, 19 76.

Affiant

My commission expires: 5/7/77.

(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 326 and 328 Wilburn Street (House Number) (Street) Nashville 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

Robert S. Hite

his (successors), heirs and assigns forever. We covenant that we are 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 for taxes for year of 1976 which are assumed by purchaser.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said Robert S. Hite, his

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

Witness my hand this 26th day of November, 19 76, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Wilbur L. Duncan

Margaret M. Duncan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wilbur L. Duncan and wife, Margaret M. Duncan the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 26th day of November, 19 76.

Paul Hall Notary Public

Commission expires 5/7/77.

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 .....

NOV26 76 CONV 18,250.00
NOV26 76 S'TAX B* 47.32
NOV26 76 PR'FEE B* .50
NOV26 76 W'DEED B* 4.00 * 51.82

WARRANTY DEED

FROM WILBUR L. DUNCAN, ET UX

TO ROBERT S. HITE

D78707

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IDENTIF. REFERENCE

Nov 26 11 25 AM '76

REGISTER
FEES DAVIDSON CO. TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE