BOOK 5140 PAGE 954 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,559.11

Pauline Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 77

Notary Public

MY COMMISSION EXPIRES: 11-7-79
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Bldg., Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pauline H. Duncan, et al (NAME)	J. I. Kislak Mortgage Corporation (NAME)	15DA-4610
1030 Dozier Place (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	Map 72-10
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33131 (CITY) (STATE) (ZIP)	Par. 57

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, EVA MARIE STROUD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAULINE HALL DUNCAN SUBJECT TO A LIFE ESTATE IN GENEVA H. DUNCAN.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being the easterly 100 feet of the westerly 200 feet of Lot No. 36 on the Map of Dozier Place of record in Book 974, page 51, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly margin of Dozier Place, 100 feet east of the northeast corner of Lot No. 9 and the northwest corner of Lot No. 36 on said plan; thence with said margin of said Dozier Place, eastwardly 100 feet to a point; thence southwardly 185 feet, more or less, to a point in the south line of said Lot No. 36; thence with said line of said Lot No. 36, westwardly 100 feet to a point; thence northwardly 177.5 feet, more or less, to the point of beginning.

BEING the same property conveyed to Eva Marie Stroud by deed from William E. Porter, Trustee, of record in Book 5139, page 429, said Register's Office and by deed from Third National Bank, Executor of the estate of Jessie W. Dozier, of record in Book 4823, page 174, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantee(s) herein, assume and agree to pay the unpaid balance owing on a certain note, executed by the Grantor(s) herein to J. I. Kislak Mortgage Corporation in the original principal amount of $19,500.00, of record in Book 4823, page 176, said Register's Office, and corrected in Book 4854, page 448, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 1030 Dozier Place, Nashville, TN 37216
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26th day of April, 19 77

Eva Marie Stroud
EVA MARIE STROUD

STATE OF TENNESSEE
Davidson County

BOOK 5140 PAGE 955

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eva Marie Stroud

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 26th day of April, 1977

Commission expires 11-7-79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

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IDENTIF. REFERENCE

APR 28 10 08 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

FILE IN BOX 4

WARRANTY DEED

FROM
EVA MARIE STROUD

TO
PAULINE HALL DUNCAN AND
GENEVA H. DUNCAN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR28'77	CONV	25,559.11			
APR28'77	S'TAX		B*	66.56	
APR28'77	PR'FEE		B*	.50	
APR28'77	W'DEED		B*	4.00	* 71.06

THE VALUE OF CONSIDERATION OR AMOUNT ARISING

RECORDED APR 28