This Instrument Prepared By:
Timothy R. Turner, Attorney
237 Old Hickory Blvd.
Nashville, TN 37221

# WARRANTY DEED

BOOK 5198 PAGE 711

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| John B. Duncan, etux (NAME) | Same (NAME) | Map 127 |
| 8369 Merrymount Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par. 124 |
| Nashville, TN 37221 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | 9D62632 |

*FOR AND IN CONSIDERATION of the sum of* TEN and NO/100 ($10.00) *Dollars,*

and other good and valuable consideration the receipt of which is hereby acknowledged, we

CENTENNIAL BUILDERS, INC.

*have this day bargained and sold, and do hereby transfer and convey unto the said* JOHN B. DUNCAN AND WIFE, BEVERLY B. DUNCAN and their ~~(successors),~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 3 on the Plan of John Cunningham Estates, Section 3, of record in Book 4860, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 120.00 feet on the easterly margin of Merrymount Drive and runs back between lines of 361.95 feet on the southerly side and 358.35 feet on the northerly side to a dead line in the rear measuring 224.63 feet thereon.

Being part of the same property conveyed to Centennial Builders, Inc. by deed from John C. Cunningham and wife, Wynona P. Cunningham of record in Book 5078, page 1, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants contained in an instrument of record in Book 4215, page 4, Register's Office for Davidson County, Tennessee; to certain restrictions, easements, setback lines and requirements and note in regard to sewage soil absorption system installation as noted on the Plan of record in Book 4860, page 69, said Register's Office; and, to 1977 property taxes which have been prorated and assumed by the grantees herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $54,900.00

Subscribed and sworn to before me, this the 16th day of September, 1977

My commission expires: May 28, 1980 (Affix Seal)

Affiant: John B. Duncan

Notary Public: Timothy R. Turner

This is improved ( X ) unimproved ( ) property, known as 8369 (House Number) Merrymount Dr. (Street) Nashville, TN (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 B. Duncan and wife, Beverly B. Duncan, and their ~~(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 as set out above.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John B. Duncan and wife, Beverly B. Duncan, and their ~~(successors),~~ *heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 16th *day of* September, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CENTENNIAL BUILDERS, INC.

BY: M. J. Williams

M.J. Williams, President

BOOK 5198 PAGE 712

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 bargainor.S..., 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* ..... *day of* ....., *19*.....

..... *Notary Public*

*Commission expires* .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* THE UNDERSIGNED, *a Notary Public of the State and County aforesaid, personally appeared* M.J. WILLIAMS, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* CENTENNIAL BUILDERS, INC., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

*Witness my hand and seal, at office in* Nashville *this* 16th *day of* September, *19* 77.

Timothy R. Lance
..... *Notary Public*

*Commission expires* May 28, 1980.

**WARRANTY DEED**

FROM

CENTENNIAL BUILDERS, INC.

TO

JOHN B. DUNCAN and wife,

BEVERLY B. DUNCAN

E 26890

IDENTIF. REFERENCE

SEP 20 10 39 AM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| SEP 20 77 | CONV | 54,900.00 | | | |
| SEP 20 77 | S'TAX | | B* | 142.74 | |
| SEP 20 77 | PR'FEE | | B* | .50 | |
| SEP 20 77 | W'DEED | | B* | 4.00 | * 147.24 |

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