ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Most Rev. James D. Niedergeses	same	82-13-161
(NAME)	(NAME)	
[illegible]	BOOK 5233 PAGE 140	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
[illegible]		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of SIX THOUSAND TWO HUNDRED FIFTY and no/100 - - - - - - - - - - ($6,250.00) - DOLLARS

the receipt of which is hereby acknowledged,

DEC 14 CONV *6,250.00
DEC 14 S'TAX B* 16.12
DEC 14 PR'FEE B* .50
DEC 14 W'DEED B* 4.00 * 20.62

CHARLES E. DUNCAN and wife, LOUISE DUNCAN,

have bargained and sold, and by these presents do transfer and convey unto the said MOST REVEREND JAMES D. NIEDERGESES, BISHOP OF ROMAN CATHOLIC DIOCESE OF NASHVILLE, TENNESSEE, his successors in office and assigns,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in Davidson County, Tennessee, being the northerly half (1/2) of Lot No. 118 in D. T. McGavock's First Addition to Nashville, a plan of which is on record in Book 10, page 608, Register's Office for said County.

Said northerly half (1/2) of Lot No. 118 fronts 50 feet on the westerly side of 7th Avenue North, formerly Vine Street, and runs back between parallel lines 152 feet, more or less, to an alley.

Being the same property conveyed to Charles E. Duncan by deed from Mary Frensley, Gladys Howell, William Dunn and O. M. Carney, the sole heirs at law of Miss Nellie C. Dumm, deceased, of record in Book 4870, page 160, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as 1213 - 7th Avenue North (House Number) (Street)
Nashville, Tennessee 37208
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 9th day of December, 19 77.

Charles E. Duncan

Louise Duncan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5233 PAGE 141

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Duncan and wife, Louise Duncan,

the bargainors, 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 9th day of December, 1977.

My commission expires 12-11-77 Notary Public Charles A. Yancey

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 6,250.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles E. Duncan

Sworn to and subscribed before me
this 9th day of December, 1977.

My commission expires 12-11-77 Notary Public Charles A. Yancey

This instrument was prepared by:

Name	Address
J. M. Grissim, Attorney	200 Court Square Bldg., Nashville, TN 37201

WARRANTY DEED

FROM

Veterans Realty Co.
and
Charles E. Duncan and wife, Louise Duncan

TO

MOST REV. JAMES D. NIEDERGESES
BISHOP OF ROMAN CATHOLIC
DIOCESE OF NASHVILLE, TN

E 41670

IDENTIF. REFERENCE

DEC 14 9 18 AM '77

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN.

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219