This instrument prepared by: Ronald B. Buchanan, Attorney at Law, 223 Madison Street
Madison, Tennessee 37115
Based on information supplied solely by Grantors.

WARRANTY DEED BOOK 5236 PAGE 731

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES T. CONRAD	JAMES T. CONRAD	Map 34-13
(NAME) JAMES T. CONRAD	725 TAHLENA AVENUE	Par- 194
725 (STREET ADDRESS OR ROUTE NUMBER) TAHLENA AVENUE	MADISON, TENNESSEE 37115	
MADISON, TENNESSEE		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ---------TEN AND 00/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

HAROLD DUNCAN AND WIFE, EVELYN DUNCAN, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES T. CONRAD, hereinafter referred to as Grantee, his

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, identified as Lot Number 33, East Lawn Block G, Field Book Number 11 D 62945-25995, Map 34-13, Parcel 194.

Being the same property vested in Harold Duncan and wife, Evelyn Duncan, pursuant to Chancery Court Decree of record in Book 5118, page 87, Register's Office for Davidson County, Tennessee.

Further being the same property vested in B. E. and L. M. Caruthers by deed of record in Book 736, page 232, said Register's Office.

MAR 23 PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 1000.00

Subscribed and sworn to before me, this the 23 day of December 19 77

Affiant James T. Conrad

My commission expires: 9-3-78 (Affix Seal)

Notary Public Marjorie Conrad

This [ ] unimproved [ ] improved [ ] property, known as ..... (House Number) (Street) 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
Grantee, 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 as appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 23rd *day of* December, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harold Duncan

Evelyn J. Duncan

BOOK 5236 PAGE 732

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAROLD DUNCAN AND WIFE, EVELYN DUNCAN 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 Madison Tennessee, this 23 day of December, 1977

Commission expires 9-3-78

Marjorie Conrad Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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.....

DEC 27 77	CONV	*1,000.00				
DEC 27 77	S'TAX		B*	2.60		
DEC 27 77	PR'FEE		B*	.50		
DEC 27 77	W'DEED		B*	4.00	*	7.10

WARRANTY DEED

FROM

HAROLD DUNCAN, ET UX

TO

JAMES T. CONRAD

E 43263

IDENTIF. REFERENCE

DEC 27 9 52 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115