FORM NO. WD-1

BOOK 5286 PAGE 207

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,500.00

Anne H. Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 19 78.

Notary Public

MY COMMISSION EXPIRES: 10/28/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANNE H. JACKSON (NAME)	Greer Mortgage Company (NAME)	104-11
2606 Essex Avenue (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road (STREET ADDRESS)	239
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	24W 07365

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, RONALD NYE DUNCAN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANNE H. JACKSON, unmarried

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 Lot No. 87 on the Bransford Realty Company's Subdivision of the Edgar Jones Home Place, the plan of which is of record in Book 421, page 7, Register's Office for Davidson County, Tennessee.

SAID Lot No. 87 fronts 60 feet on the north side of Essex Avenue, and extends back northly between parallel lines 170 feet, more or less, to an alley.

BEING the same property conveyed to Ronald Nye Duncan by deed from Michael A. Richardson and wife, Patricia T. Richardson of record in Book 4910, page 694, Register's Office for Davidson County, Tennessee.

THIS instrument is executed on behalf of Ronald Nye Duncan by Josephine M. Duncan as his Attorney in Fact pursuant to attached Exhibit "A".

unimproved ( )
This is improved (X) property, known as 2606 Essex Avenue, Nashville, Tennessee 37212
(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 12th day of May, 19 78

Ronald Nye Duncan by
Josephine M. Duncan - attorney-in-fact
RONALD NYE DUNCAN

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RONALD NYE DUNCAN

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of May 19 78

Commission expires _____

_____
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

WARRANTY DEED

FROM
RONALD NYE DUNCAN

TO
ANNE H. JACKSON

E 6 5 6 3 4

IDENTIF. REFERENCE

MAY 16 12 25 PM '78

FILED & RECORDED
DAVIDSON COUNTY, TENN.

MAY 16 78		CONV	42,500.00		
MAY 16 78	S'TAX			B* 110.50	
MAY 16 78	PR'FEE			B* .50	
MAY 16 78		W'DEED		B* 8.00	* 119.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Box 1, Box 8

WILLIAMS, ADAMS, WEISS & SPICER, ATTYS.
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county, within named Josephine M. Duncan, as attorney in fact for Ronald Nye Duncan, and who, being so authorized to do, executed the foregoing ducument for the purposes herein contained. Witness my hand and seal this 12th day of May, 1978. The said Josephine M. Duncan is personally known to me.

Commission expires: 10/28/78

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Exhibit "A"

Power of Attorney - General

I hereby constitute and appoint Josephine M. Duncan (whose signature appears below), my agent and attorney-in-fact, with full and unlimited power and authority to act for me and in my behalf in all matters in connection with my account or accounts, however designated, and whether presently open or hereafter opened with the same force and effect as I myself might or could; and, without limitation of the foregoing general authority, specifically (a) to effect purchases and sales (including short sales); (b) to receive any and all notices or other demands with reference to my account(s); and to make any and all agreements with reference thereto for me and in my behalf.

You are accordingly authorized and empowered to follow the instructions of my said agent and attorney-in-fact in every respect concerning my account(s), and I hereby ratify and confirm any and all transactions, trades or dealings effected in and for my account(s) by my said agent and attorney-in-fact, and agree to indemnify you and hold you free and harmless of any loss, liability or damage by reason of any such transaction(s), or by reason of any other matter or thing done in and for my account(s) pursuant to instructions received from him.

This power of attorney, authorization and indemnity is in addition to (and in no way limits or restricts) any and all rights which you may have under any other agreement(s) and shall inure and continue in favor of your present firm, its successors, by merger, consolidation or otherwise, and assigns.

This power of attorney and authorization shall continue in full force and effect until you shall receive written notice of revocation thereof, signed by me or in the event of the termination thereof by my death or my mental incapacity, judicially determined, until you shall have received actual notice thereof, and such revocation or termination shall in no way affect the validity of this power and my liability under the indemnity herein contained, with reference to any transaction initiated by my agent and attorney-in-fact, prior to the actual receipt by you of notice of such revocation or termination, as above provided.

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I have read carefully the provisions of this POWER OF ATTORNEY and understand that it authorizes my agent and attorney-in-fact herein named, to exercise all rights and powers with respect to my account with you, which I personally might exercise, and I understand that anything he may do in the exercise of such rights and powers is fully binding upon me.

Dated at Manama, Bahrain this 12th day of Feb. 1974

WITNESS: _____

Ronald Nye Duncan

Ronald Nye Duncan

Signature of agent Josephine Maney Duncan

Relationship of Grantor of the Power Mother

Address 1804 Graybar Lane
Nashville, Tenn. 37215

Subscribed and sworn to before me on this 12th day of February, 1974.

SAMUEL D. STARRETT.
Consul of the United States of America