THIS INSTRUMENT PREPARED BY NOBLE E. PEPPER, SR. ATTORNEY
4223 Lebanon Road, Hermitage, Tenn. 37076

Mail

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 1978

Notary Public

MY COMMISSION EXPIRES: 4/27/1981

(AFFIX SEAL)

BOOK 5297 PAGE 900

THIS INSTRUMENT WAS PREPARED BY
NOBLE E. PEPPER, 4223 Lebanon Road, Hermitage, Tenn. 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Ashton Francis (NAME)	Same (NAME)	
Suite 500, Doctors Pavilion (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
1916 Patterson St. Nashville, Tenn. 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE , AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Price H. Duff

HEREINAFTER CALLED THE GRANTOR HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. Ashton Francis

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

Being Lot 51 on the Plan of Cephas Woodard's Subdivision of Lots 5 and 6 of the Thomas Woodard property, as of record in Book 161, page 174, Register's Office for said County, said Lot 51 fronts 59 feet on the Northerly side of Buchanan Street and runs back 126 1/2 feet on the westerly side and 139.6 feet on the easterly line with the westerly margin of Cephas Avenue to the southerly line of Lot No. 50, measuring 57 1/2 feet thereon.

Being the same property conveyed to Price H. Duff and wife, Pauline Lehning Duff of record in Book 1453, page 205, said Register's Office.

Map 81-11
page 451

For Affidavit

~~unimproved~~ ( )
This is improved ( ) property, known as 1110 Buchanan Street, Nashville, Tennessee
(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 GRANTEE his heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE his 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. I warrant that my wife, Pauline Lehning Duff is deceased having passed away 19 .

Witness my hand this 26th day of April, 19 78

XX [signature] XX
NOTARY PUBLIC AT LARGE
STATE OF TENN.

BOOK 5297 PAGE 901

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Price H. Duff

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 28th day of May 19 78.

Commission expires 4/2/1983

_____
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
PRICE H. DUFF

TO
R. ASHTON FRANCIS

E 7.0801

IDENTIF. REFERENCE

JUN 13 11 06 AM '78

FILED C. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 13 78	CONV	27,500.00			
JUN 13 78	S'TAX		B*	71.50	
JUN 13 78	PR'FEE		B*	.50	
JUN 13 78	W'DEED		B*	4.00	* 76.00