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FORM NO. WD-1

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
330 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,500.00

George E. Quaintance
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October 1978.

E. Barnes
Notary Public

~~MY COMMISSION EXPIRES:~~ Dep. Deg.
~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George E. Quaintance etux	Same	133 - 1
(NAME)	(NAME)	
515 Elgin, Ave.,	"	251
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.	"	
(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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, B. L. Duncan and wife, Ruby L. Duncan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George E. Quaintance and wife, Grace O. Quaintance

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:

Being Lot No. 166 on the Map of Sunrise Heights Second Plan, as of record in Book 421, page 46, Register's Office for said County.

Said Lot No. 166 fronts 50 feet on the south side of Elgin Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to B. L. Duncan and wife, Ruby L. Duncan by deed from G. Battle Claiborne, Trustee, of record in Book 4812, page 913, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 515 Elgin Avenue (House Number) (Street) Nashville, Tennessee (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 our hand s this 20 day of Sept, 1978

B. L. Duncan
(B. L. Duncan)

Ruby L. Duncan
(Ruby L. 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 B. L. Duncan and wife, Ruby L. Duncan

the 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 20 day of Sept. 19 78

Commission expires 2/28/81

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
B. L. DUNCAN, ET UX

TO
GEORGE E. QUAINTANCE, ET UX

E 92966

IDENTIF. REFERENCE

OCT 6 1 43 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT-6 78	CONV	11,500.00			
OCT-6 78	S'TAX		B*	29.90	
OCT-6 78	PR'FEE		B*	.50	
OCT-6 78	W'DEED		B*	4.00	* 34.40