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360768-0

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

E. Townes Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November 19 78.

Deborah D. Lewis
Notary Public

MY COMMISSION EXPIRES: My Comm

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dennery Lackey & Chesnaw-Third Ave

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. Townes Duncan (NAME)	Fidelity Federal S & L Assn. (NAME)	Map 103-6
704 Kendall Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 199
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	8DA-56886 LR

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, ANDREWS PROPERTIES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. TOWNES DUNCAN AND WIFE, ELLEN M. DUNCAN

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. 22 on the Plan of Brookside Courts Addition No.3, as of record in Book 1835, page 107, said Register's Office.

Said Lot No. 22 fronts 84.79 feet on the easterly margin of Kendall Drive and extends back 170.2 feet on the southwesterly line and 156.5 feet on the northerly line to a broken line measuring 133 feet thereon.

Being the same property conveyed to Nelson C. Andrews and wife, Sue Andrews by deed from Brookside Courts No. 3, Inc., of record in Book 5044, page 703, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Andrews Properties, Inc. by deed from Nelson C. Andrews and wife, Sue Andrews of record in Book 5350, Page 119, Register's Office for Davidson County, Tennessee.

Nelson C. Andrews and wife, Sue Andrews convey their interest in the driveway easement granted to them from Steven L. Inman and wife, Judy B. Inman of record in Book 5243, page 407, said Register's Office, to the proposed grantees.

This is unimproved ( ) improved (X) property, known as 704 Kendall Drive, Nashville, Tennessee 37205
(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 7th day of November, 19 78

ANDREWS PROPERTIES, INC.,

BY: Nelson C Andrews
President

RECEIVED FOR RECORD

STATE OF TENNESSEE
Davidson County

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

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nelson C. Andrews and _____ with whom I am personally acquainted and who upon ~~(their several oaths)~~ (his oath) (himself) acknowledged (themselves) to be the President and _____ respectively of the Andrews Properties Inc. the within named bargainor, a corporation, and that (he) as such President and _____ (they) being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Nelson C. Andrews as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 7th day of November, 19 78

My commission expires _____ 37, 1982

Deborah J. Ruth
Notary Public

WARRANTY DEED

FROM Andrews Properties, Inc.

TO E. Townes Duncan and wife, Ellen M. Duncan

E 99190

IDENTIF. REFERENCE

Nov 8 3 20 PM '78

FEE & TAX REGISTER
DAVIDSON COUNTY, TENN.

NOV-8 78	CONV	51,000.00		
NOV-8 78	S'TAX		B*	132.60
NOV-8 78	PR'FEE		B*	.50
NOV-8 78	W'DEED		B*	4.00 * 137.10

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.