WARRANTY DEED

BOOK 6293 PAGE 611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF May 1984

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Herbert L. Buchanan, Jr., 300 Hundred Oaks Tower, Nashville, TN 37204
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Freeman, Trustee (NAME)	Same (NAME)	93-10-37
109 Fairfax Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	93-10-45
Nashville, TN 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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joseph F. Duncan and Charles Brooks III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Freeman, Trustee

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:

810 10th Avenue, South, Nashville, Tennessee, further described:
BEING Part of Lot "C" on the Map of Palmer Place, as of record in Book 57, Page 117, Register's Office for said County, described as follows: BEGINNING on the northerly margin of Palmer Place at the southwest corner of part of Lot "C" conveyed to J. K. Winters by deed from John P. Harris, Sr., et al, as of record in Book 939, Page 697, said Register's Office; thence with Winter's westerly line, northwardly 80 feet to the southerly margin of an alley; thence with said alley, westwardly 40 feet to the easterly margin of another alley; thence with said last mentioned alley, southwardly 80 feet to the northerly margin of Palmer Place; thence with the margin of the same, eastwardly 39.3 feet to the beginning.

813 Lea Avenue, Nashville, Tennessee, further described:
BEING the westerly 40 feet of Block "B" on the Plan of Palmer Place, as of record in Book 57, Page 117, Register's Office for said County, said part of Block "B" fronts 40 feet on the southerly side of Lea Avenue and runs back between parallel lines, with the easterly margin of an alley, 80 feet to an alley in the rear.

Being the same property conveyed to Joseph F. Duncan and Charles Brooks III by Warranty Deed from Central Cumberland Corporation of record in Book 5781, Page 705, Register's Office of Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 813 Lea Avenue, Nashville, Tennessee / 810 10th Avenue, South, 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 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 11th day of May, 1984

Joseph F. Duncan
JOSEPH F. DUNCAN

Charles Brooks III
CHARLES BROOKS III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph F. Duncan and Charles Brooks III

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, Davidson County, this 11 day of May, 1984

Commission Expires 10-21-84

Elsa Elaine Kelly
Notary Public

NOTARY PUBLIC

STATE OF
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 purpose 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

FILED
DAVIDSON COUNTY, TN
REGISTER
MAY 17 9 11 AM '84

IDENTIFICATION REFERENCE

209221

WARRANTY DEED

FROM
JOSEPH F. DUNCAN AND
CHARLES BROOKS III
TO
JAMES E. FREEMAN, TRUSTEE

TITLE INSURED BY POLICY NUMBER:
43-015-6041 F

The Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

20000.00- CAMT.
52.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 58.50-
7155A05/17/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 2 6 0 2

IDENTIF. REFERENCE

MAY 17 9 11 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0036650