FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15000 one

Verneda Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF FEB. 1986.

Notary Public

MY COMMISSION EXPIRES: 1-21-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Glenn E. Sager, Attorney, 923 Main Street, Nashville, Tenn. 37206
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Raymond L. Duncan (NAME) | Owner (NAME) | Map 92-10 |
| 2808 Torbett St. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par 94 |
| Nashville Tenn 37209 (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, VERNEDA DUNCAN, widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAYMOND L. 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:

Being Lots Nos. 51 and 52 on the Plan of T. M. Steger's Clifton Pike Subdivision of the Barrow Place, as of record in Book 421, page 112, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 51 and 52 front 40 feet each on the northerly side of West Hill Street, formerly Torbett Avenue and extend back between parallel lines 125 feet to an alley.

Being the same property conveyed to James E. Duncan, now deceased, and wife Mrs. Verneda Duncan, by deed, from Mrs. Bennie Turner, of record in Book 1495, page 71, Register's Office for Davidson County, Tennessee.

RECEIVED
FEB 25 1 10 PM '86
FELIX P. McGINNIS REGISTER
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

78271

This is improved (X) unimproved ( ) property, known as 2808 Torbett Street, Nashville, Davidson, Tenn. 37209
(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 21st day of February, 1986

Verneda Duncan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Thelma M. Sager, a Notary Public in and for said County and State, the within named Verneda Duncan

/proven on the basis of satisfactory evidence to be the person named herein the bargainor /, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of February 19 86.

Commission expires Jan. 21, 1990.

Thelma M. Sager
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**

VERNEDA DUNCAN

**TO**

RAYMOND L. DUNCAN

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

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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 |
|---|---|---|---|---|
| | | | 150[illegible].00- CAPT. | |
| | | | 39.00 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CASH | 45.50- |
| 7371A | | 02/25/86 | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

7.8271.

IDENTIFICATION REFERENCE

FEB 25 1 10 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No. 221843**