Send Tax Bills to address of new owners below | COUNTY: DAVIDSON | Map 92-1, Parcel 127

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS; that

RUSSELL R. DUNCAN, AND NANNIE DUNCAN DRIVER, A WIDOW, have granted, bargained, sold and conveyed, and by these presents do hereby grant, bargain, transfer and convey unto the **BOARD OF REGENTS OF AND FOR THE STATE UNIVERSITY AND COLLEGE SYSTEM OF TENNESSEE (HEREINAFTER BOARD OF REGENTS)** its successors and assigns, the within tract or parcel of land situated in the City of Nashville, Davidson County, Tennessee and more particularly described as follows:

BEING Lot No. 1 on the Plan of Duncan Driver Subdivision, as of record in Book 5060, Page 15, Register's Office for Davidson County, Tennessee.

BEING a portion of the same property conveyed to Russell R. Duncan and Nannie Duncan Driver by deed of record in Book 2906, Page 33, Register's Office for Davidson County, Tennessee.

This conveyance is made for and in consideration of the sum of **FIFTY TWO THOUSAND AND NO/100 DOLLARS ($52,000.00)**, cash in hand paid, the receipt of which is hereby acknowledged.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereunto belonging, to the **BOARD OF REGENTS**, its successors and assigns, forever.

And **RUSSELL R. DUNCAN AND NANNIE DUNCAN DRIVER** do covenant with the **BOARD OF REGENTS** that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and that said property is unencumbered, except for matters shown on the Subdivision Plan in Book 5060, Page 15, and Sewer line easements of record in Book 3872, page 885 and Book 4108, Page 701, all in the Register's Office of Davidson County, Tennessee.

And **RUSSELL R. DUNCAN AND NANNIE DUNCAN DRIVER** do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to said premises to the **BOARD OF REGENTS**, its successors and assigns, against the lawful claims of all persons whomsoever, except as herein specified.

THIS INSTRUMENT PREPARED BY:
William W. Weems, Attorney
P. O. Box 676
Hendersonville, TN 37077-0676

ADDRESS NEW OWNERS AS FOLLOWS:
State of Tennessee
505 Deaderick St., Suite 1700
Nashville, TN 37243-0299

Mail

Both **RUSSELL R. DUNCAN AND NANNIE DUNCAN DRIVER** also covenant that neither they nor their present or prior spouses have ever resided on the property herein conveyed, and that neither of them have ever claimed homestead therein.

IN WITNESS WHEREOF, **RUSSELL R. DUNCAN AND NANNIE DUNCAN DRIVER** have hereunto affixed their hands and seals this 15th day of January, 1991.

Russell R. Duncan
RUSSELL R. DUNCAN

Nannie Duncan Driver
NANNIE DUNCAN DRIVER

5974 01/16 0101 03CHECK 6.00

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named Russell R. Duncan and Nannie Duncan Driver, the bargainors herein, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL THIS 15TH DAY OF JANUARY, 1991, IN NASHVILLE, TENNESSEE.

NOTARY PUBLIC

My commission expires:

MAY 6, 1991

86533

IDENTIF. REFERENCE

JAN 16 9 52 AM '91

FILED
DAVIDSON COUNTY, TN.