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# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

**John M. Jordan, Attorney**
**2323 Crestmoor Rd.,**
**Nashville, TN 37215**

BOOK 8932 PAGE 860

**THIS INDENTURE**, made and entered into as of the **29th** day of **April, 1993** by and between

**E. Townes Duncan and Ellen M. Duncan, Husband and Wife, and William Eberle and Ann Duncan Eberle, Husband and Wife ,**

hereinafter referred to as Grantor, and

**Cynthia L. Earl, unmarried ,**

hereinafter referred to as Grantee.

**WITNESSETH:** That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

**Land in Davidson County, Tennessee, being the East 65 Feet of Lot No. 4 on the Plan of Abraham's Subdivision, as of record Book 547, page 87, Register's Office fore Davidson County, Tennessee.**

**Said part of Lot No. 4 fronts 65 feet on the South side of Rolland Road and runs back between lines, 225 feet 9 inches on the easterly side and 225 feet, more or less, on the westerly side, to a line in the rear on which it measures 65 feet.**

**Being the same property conveyed to William Eberle and wife, Anne Duncan Eberle, a one half interest of record in Book 8026, page 732 and vested in E. Townes Duncan and wife, Ellen M. Duncan, a one half interest, by deed from William Eberle and wife, Ann Duncan Eberle of record Book 8002, page 814 Register's Office for Davidson County, Tennessee.**

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**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, its heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

**This conveyance is subject to Plan of Record in Book 547 page 87 Register's Office for Davidson County, Tennessee.**

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

14833

IDENTIFICATION REFERENCE

APR 30 4 10 PM '93

DAVIDSON COUNTY, TN

**WITNESS** the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

William Eberle
By: E. Townes Duncan
**William Eberle** Attorney in fact

Anne Duncan Eberle
By: E. Townes Duncan
**Ann Duncan Eberle** Attorney in fact

**E. Townes Duncan**

Ellen M. Duncan
Ellen M. Duncan

**INDIVIDUAL**

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **E. Townes Duncan and Ellen M. Duncan, Husband and Wife, and** E. TOWNES DUNCAN AS ATTORNEY IN FACT FOR William Eberle and ann duncan EABL within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **April, 1993**.

**Notary Public**

Commission Expiration: 11-27-93

**STATE OF Tennessee**
**COUNTY OF Davidson**

## VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$139,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cynthia L. Ward
**Affiant**

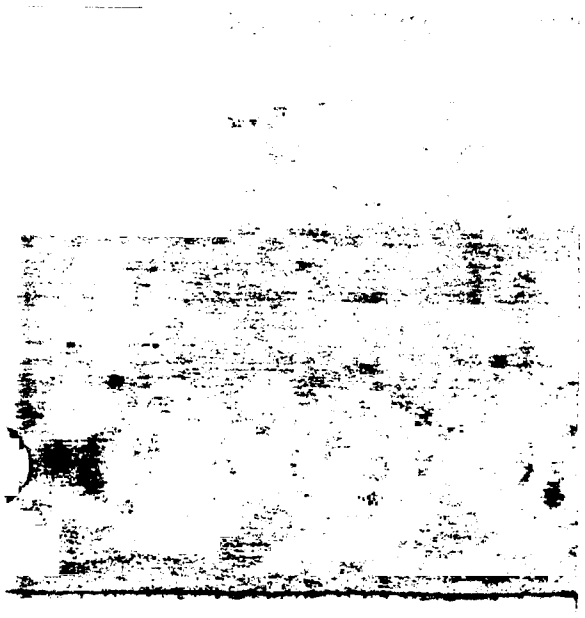
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Subscribed and sworn to before me this **29th** day of **April, 1993**.

**Notary Public**

Commission Expiration: 11-27-93

| RETURN TO: | SEND TAX BILLS TO: | PROPERTY ADDRESS: |
|---|---|---|
| Anderson & Jordan Escrow Company, Inc.<br>2323 Crestmoor Rd.<br>Nashville, TN 37215 | Sears Mortgage Corporation<br>440 N. Fairway Drive<br>Vernon Hills, IL | 3809 Rolland Road<br>Nashville, TN 37205<br><br>MAP PARCEL NUMBER<br>104-13-108.01 |



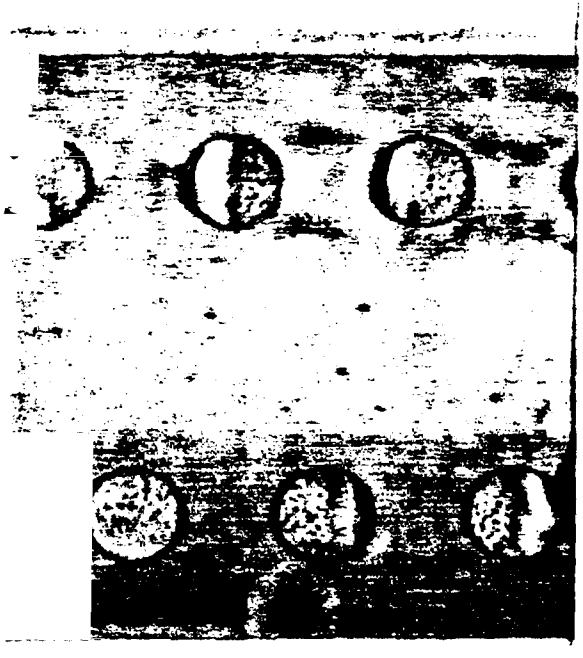
**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 8932 PAGE 862

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|



CAMT 139000.00
CON TX 514.30
PRFEE 1.00
WDEED 8.00
TOTAL 523.30
CHECK 523.30

04/30/93 01 16:08 0001 1308
**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

14833

IDENTIFICATION REFERENCE

APR 30 4 10 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 645992