7

BOOK 9084 PAGE 264

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 69,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF September

Notary Public

MY COMMISSION EXPIRES: 1 JUNE 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201
File #31568

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty J. Faulkner (NAME)	FIRST REPUBLIC MORTGAGE (NAME)	91-15-282
4901 Elkins Avenue (ADDRESS)	6012 Wilmington Pike (ADDRESS)	12W 245
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Dayton, Ohio 45459 (CITY) (STATE) (ZIP)	

FOR AND 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, H. B. Duncan and wife, Sara H. Duncan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty J. Faulkner and Anna V. Ledbetter, both unmarried persons, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

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 the easterly 70 feet of the northerly half of Block 35 on the Plan of the Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for said County.

SAID part of Block No. 35 fronts 70 feet on the northerly side of Elkins Avenue, formerly Second Street, and runs between parallel lines with the westerly margin of 49th Avenue, North, formerly 8th Street, 180 feet to an alley.

BEING the same property conveyed to H. B. Duncan and wife, Sara H. Duncan by deed from James V. Graves and wife, Dora H. Graves of record in Book 9063, Page 325, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

64135
IDENTIF. ↑ REFERENCE

93 SEP 17 AM 11:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6666 09/17 0101 03CHECK 264.30

This is improved (X) unimproved ( ) property, known as 4901 Elkins Avenue, Nashville, TN 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 our hand s this 7th day of September, 19 93

H. B. Duncan

Sara H. Duncan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. B. Duncan and wife, Sara H. Duncan

the bargainor S, 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 official seal at Nashville, Tennessee, this 7th day of September, 1993.

Commission expires 1/22/95

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____

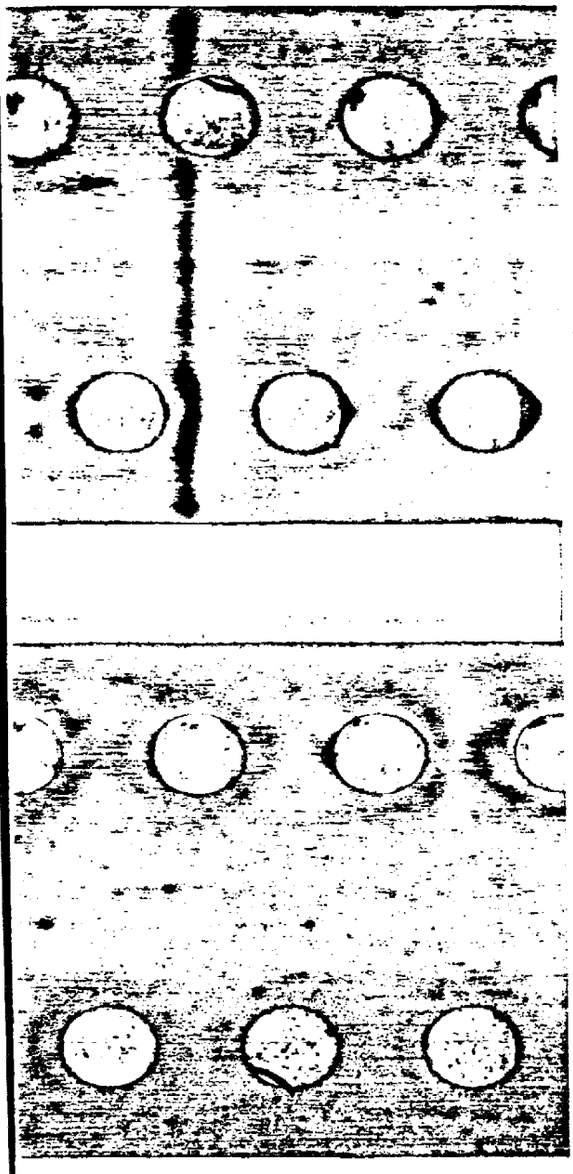
Notary Public

WARRANTY DEED

FROM
H. B. Duncan and wife, Sara H. Duncan

TO
Betty J. Faulkner and Anna V. Ledbetter

RETURN TO:
Saturn & Mazer Title Services
212 Third Avenue, North
Nashville, Tennessee 37201 File #31568



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

CAMT	69000.00
CON TX	255.30
PRFEE	1.00
WDEED	8.00
TOTAL	264.30
CHECK	264.30

09/17/93 01 11:42 0001 6666

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64135
IDENTIF. & REFERENCE

93 SEP 17 AM 11:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 699082