book 9942 pg 472

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,691.40

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF January, 1995.

NOTARY PUBLIC

My Commission expires 5-22-98

THIS INSTRUMENT PREPARED BY

Jimmy A. Duncan, 4904 Charlotte Avenue, Nashville, TN 37209

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Nancy B. Hewitt	SAME	Map 92-13
(NAME)	(NAME)	
301 37th Avenue, North		Par.315
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		11W80135
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

John B. Duncan and wife, Beverly J. Duncan

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Nancy B. Hewitt

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly parts of Lots 87 and 88 on the Map of Shields' West Nashville Plan, as of record in Book 57, page 77, Register's Office for said County, and that part of a strip of land lying between the easterly margin of said lots and the westerly margin of 37th Avenue North, formerly Pilcher Avenue as now located.

Said parts of said lots and part of said strip front 100 feet on the westerly side of 37th Avenue North, formerly Pilcher Avenue, and run back between lines, 140.74 feet on the north line of Lot No. 87 and 150.14 feet on the south line of Lot No. 88, to the easterly line of the property conveyed to Will Phillips and wife, by deed of record in Book 82, Page 39, said Register's Office, on which they measure 100 feet.

Being the same property conveyed to John B. Duncan and wife, Beverly J. Duncan by Quitclaim Deed from Esel C. Greer, Jr., of record in Book 9882, Page 640, Register's Office for Davidson County, Tennessee

This conveyance is subject to Installment Deed executed by Esel C. Greer, to Jimmy A. Duncan, Trustee of record in Book 9073, Page 557, said Register's Office, dated September 7, 1993, to secure D. C. Burroughs and wife for the sum of $37,000.00, payable as therein specified.

This is unimproved ( ) improved (X) property, known as 301 37th Avenue, North, Nashville, TN 37209
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 3rd day of January, 1995.

John B. Duncan

Beverly B. Duncan

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John B. Duncan and wife, Beverly J. Duncan, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 30th day of January, 1995.

My Commission expires:
5-25-98

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ____ day of _____, 19___.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ____ day of _____, 19___.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this ____ day of _____, 19___.

My Commission expires:

_____

Notary Public

FILED FOR RECORD
95 FEB -8 AM 10:44
FELIX E. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

011897

02/08 0101 03CHECK 152.19

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 38691.40
CON TX 143.19
PRFEE 1.00
MDEED 8.00
TOTAL 152.19
CHECK 152.19

02/08/96 01 10:47 0001 5981

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0148497
IDENTIFICATION REFERENCE

95 FEB -8 AM 10:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1004197