Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

7465 07/24 0101 03CHECK 227.45

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Truman C. Bowling 2826 Jones Ave Nashville, Tn. 37207	Same as New Owner	Map 60-16 Parcel 129 Field Book 12DZ 03060

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MAVER B. DUNCAN, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto TRUMAN C. BOWLING, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 20-C on an unrecorded survey by Ralph W. C. Lambert, dated February 22, 1954, of a subdivision of Lot No. 20 on the Plan of Joywood Heights, Section III, and being triangular in shape and more particularly described as follows:

BEGINNING at a point in the southwesterly margin of Jones Avenue at the common corner of Lots Nos. 20-B and 20-C; thence with the line between said Lots, southwesterly 275 feet to a point; thence northeasterly with the line between Lots 20-C and 20-D, 275 feet to a point in the southwesterly margin of Jones Avenue; thence with the margin of the same, around a curve having a radius of 275 feet, northwesterly 70 feet to the beginning.

BEING the same property conveyed to Harville H. Duncan, Sr. and wife, Maver B. Duncan, by deed from Homer C. Scott and wife, Eva Nell Scott, of record in Book 4047, page 145, Register's Office for Davidson County, Tennessee. And, the said Harville H. Duncan, Sr. died, intestate, on June 8, 1992, at which time the property became vested in his surviving spouse, Maver B. Duncan, in fee simple.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 2826 Jones Avenue, Nashville, TN 37207.

By her signature hereto, MAVER B. DUNCAN represents and warrants that all debts and obligations owing by Harville H. Duncan, Sr. during his lifetime or by reason of his death, have been fully paid and satisfied.

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 I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Easement for sanitary sewers and/or storm drainage to the metropolitan Government of Nashville and Davidson County, TN, of record in Book 4014, page 917, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 17th day of July, 1998.

"GRANTOR"
Maver B. Duncan
MAVER B. DUNCAN, a single woman

"GRANTEE"
Truman C. Bowling
TRUMAN C. BOWLING

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAVER B. DUNCAN, a single woman and TRUMAN C. BOWLING, 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, at office, this the 17th day of July, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $58,500.00.

Truman C. Bowling
Affiant

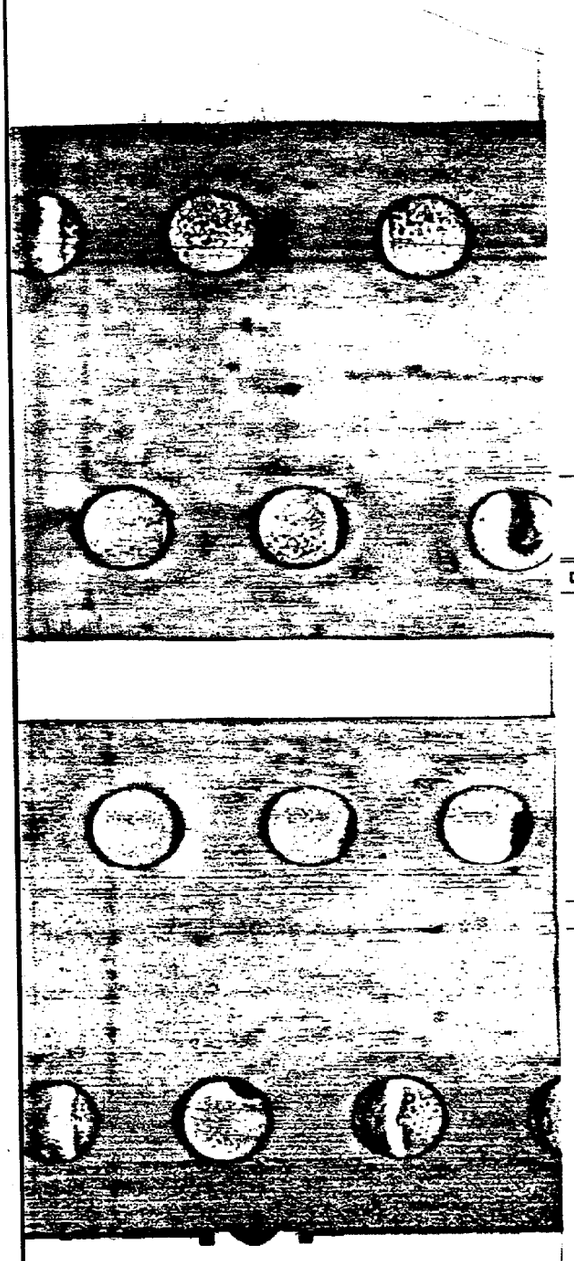
Sworn to and subscribed before me, this the 17th day of July, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

98 JUL 24 AM 8:36
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
046105



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

RECEIVED OF _____

FOR _____

BOOK **11033** PAGE **97**

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 58500.00
CON TX 216.45
PRFEE 1.00
[illegible] 8.00
CFEE 2.00
TOTAL 227.45
CHECK 227.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/24/98 01 08:39 0001 7465

0466105
IDENTIF. ↑ REFERENCE

98 JUL 24 AM 8:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1323113