WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

Ten and No/100 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by John W. Duke and wife, Marjorie Knight Duke, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we,

James T. Morton and wife, Mattie B. Morton

have bargained and sold, and by these presents do transfer and convey unto the said John W. Duke and wife, Marjorie Knight Duke their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of lot No. 8 on the plan of the Martha Martin Lands in the old 18th Civil District of said County, of record in book 161, page 101, Register's Office for said County and formerlyof record in book 8, pages 441 and 442 of said Register's Office and described according to a survey made by S. R. Sanford, Jr., Surveyor, April 4, 1947, not of record, being designated as lot No. 7 thereon, as follows:
Beginning at a point in thenortherly margin of East Sharpe Avenue, 499 feet easterly from the intersection of the northerly margin of said East Sharp Avenue and the easterly margin of North 14th Street, at the southeast corner of lot No. 8 shown on said survey conveyed to Bethel L. Brown and wife, by deed from James T. Morton and wife, of record in book 1428, page 145, said Register's Office; thence with the eastern boundary line of said lot No. 8, northwardly 80-1/3 feet to a point in the southern boundary line of lot No. 3 shown on said survey; thence with the southern boundary line of lots Nos. 3 and 4, eastwardly 75 feet to the northwest corner of lot No. 6 shown on said survey; thence with the western boundary line of said lot No. 6, southwardly 80-2/3 feet to a point in the northerly margin of said East Sharpe Avenue; thence with the northerly margin of said East Sharpe Avenue, westwardly 75 feet to the beginning.

Being part of the property conveyed to James T. Morton and wife, Mattie B. Morton by deed from I. S. Roberts, of record in book 1272, page 310, said Register's Office.

Taxes for 1947 have been pro rated and assumed by grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John W. Duke and wife, Marjorie Knight Duke, their heirs and assigns, forever.

And we do covenant with the said John W. Duke and wife, Marjorie Knight Duke 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.

And we, James T. Morton and wife, Mattie B. Morton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John W. Duke and wife, Marjorie Knight Duke their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands 21st day of April, 1947

James T. Morton

Mattie B. Morton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ross V. Dunn, a Notary Public in and for said County and State, the within named James T. Morton and wife, Mattie B. Morton, the bargainers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of April, 1947.

Commission expires 4/3/50

Notary Public