WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 6800.00 -

- - - - - - - - - - - SIX THOUSAND EIGHT HUNDRED AND NO/100 - - - - - - - - - **DOLLARS**

cash in hand paid by Frank E. Duke and wife, Jo Elrod Duke, the receipt of which is hereby acknowledged,

Kenwood Homes, Inc., a Tennessee corporation, has

have bargained and sold, and by these presents do transfer and convey unto the said Frank E. Duke and wife, Jo Elrod Duke,

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

Being Lot No. 206 on the Map of Sterling Heights, Section Five, as of record in Book 1835, page 37, Register's Office for said County.

Said Lot No. 206 fronts 75 feet on the south side of Valeria Street and runs back between parallel lines 160 feet to a dead line.

Being part of the property conveyed to Kenwood Homes, Inc., by deed from Wesley C. Miller and wife, Allie K. Miller, of record in Book 1853, page 141, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1787, page 427, and in Book 1914, page 500, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank E. Duke and wife, Jo Elrod Duke, their **heirs and assigns, forever.**

And Kenwood Homes, Inc., does **covenant with the said** Frank E. Duke and wife, Jo Elrod Duke, **that** **lawfully seized and possessed of said land in fee simple;** has **a good right to convey it, and the same is unencumbered.**

And Kenwood Homes, Inc., does **further covenant and bind** itself, its successors **and representatives, to warrant and forever defend the title to the said land to the said** Frank E. Duke and wife, Jo Elrod Duke, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, Kenwood Homes, Inc., has caused this instrument to be executed by its duly authorized officers on this the first day of April, 1951.

ATTEST: KENWOOD HOMES, INC.

By N. R. Moore By: John L. Moore
Secretary President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ________, a Notary Public in and for said County and State, the within named ________

the bargainor____, with whom I am personally acquainted, and who acknowledged that ____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ________, Tennessee, this ____ day of ________, 19____.

Commission expires________ ________ Notary Public