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TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 TEN---------- DOLLARS

and other good and valuable consideration paid to me by E. H. Duke, Jr. and wife, Lois C. Duke, the receipt of which is hereby acknowledge, we, Margaret Fraser Bryan and husband, John Thomas Bryan

have bargained and sold, and by these presents do transfer and convey unto the said E. H. Duke, Jr. and wife, Lois C. 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. 11 of Block No. 4 on the map of E. L. Hampton's Subdivision of the Stokes Tract, as of record in Book 974, page 24, Register's Office for said County.

Said Lot No. 11 fronts 100 feet on the westerly side of Midland Avenue, and runs back between parallel lines 157 feet on the north line and 157.1 feet on the south line to the east line of Lot No. 15.

Being the same property conveyed to Edna C. Fraser by deed from Frank H. Herbrick of record in Book 1403, page 111, said Register's Office, and said Edna C. Fraser conveyed same to Margaret Fraser Bryan and husband, John Thomas Bryan, by deed dated Feb. 7, 1948 of record in Book 1559, P.237, R.C.D.C. Subject to restrictions as of record in Book 1001, page 624, said Register's Office.

The said, E. H. Duke, Jr. and wife, Lois C. Duke are the one and same persons as Hickman Duke and wife, Lois Duke.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. H. Duke, Jr. and wife, Lois C. Duke, their heirs and assigns, forever.

And we do covenant with the said E. H. Duke, Jr. and wife, Lois C. 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, except for 1958 taxes.

And we, Margaret Fraser Bryan and husband, John Thomas Bryan do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said E. H. Duke, Jr. and wife, Lois C. Duke, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 23 day of September, 1958

Margaret Fraser Bryan

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, C B Truehart, a Notary Public in and for said County and State, the within named Margaret Fraser Bryan and husband, John Thomas Bryan,

the bargainor s, 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 Davidson County, Tennessee, this 23 day of September, 1958

Commission Expires July 27/1959

C B Truehart
Notary Public

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