K 3222

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — 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 the Grantee herein and other good and valuable consideration receipt of which is hereby acknowledged and the further consideration that the Grantee herein assumes and agrees to pay the remaining unpaid balance of two notes: The first of said notes being dated June 3, 1949, executed by James Ray Duke and wife, payable to First Federal Savings & Loan Association for the original sum of $1600.00 with interest at 4% per annum, both principal and interest payable $8.66 monthly, beginning July 1, 1949, final payment June 1, 1973, and secured by a Deed of Trust of record in Book 1707, page 121, Register's Office for Davidson County, Tennessee; the second of said notes being executed by James Ray Duke and wife, payable to First Federal Savings & Loan Association of Nashville for the original sum of $6700.00, with interest at 4½% per annum, both principal and interest payable $37.25 monthly, beginning July 1, 1949, final June 1, 1974, and secured by a Deed of Trust of record in Book 1707, page 125, said Register's Office.

I, LUCILE FITZGERALD DUKE

have bargained and sold, and by these presents do transfer and convey unto the said

MARGARET EDITH PUGH

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. 81 on the Map of Part Two, Porter Heights, as of record in Book 1424, page 79, Register's Office for said County.

Said lot fronts 73.3 feet on the westerly side of Preston Drive and runs back 150 feet on the northerly line and 151.3 feet on the southerly line to a dead line in the rear on which it measures 83 feet.

Being the same property conveyed to Lucile Fitzgerald Duke, by deed from Walter Young and wife, of record in Book 1725, page 71, and by Decree of Divorce of record in Minute Book 10, page 398 of the 4th Circuit Court in the style of Duke vs. Duke under Rule No. 36888.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MARGARET EDITH PUGH

her heirs and assigns, forever.

And I do covenant with the said MARGARET EDITH PUGH

that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. Except as hereinabove set-out.

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

her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 8th day of May, 19 61

Lucile Fitzgerald Duke

Lucile Fitzgerald Duke

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jno. C. Jefferds, a Notary Public in and for said County and State, the within named Lucile Fitzgerald Duke

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of May, 19 61

Commission expires May 16th 1964

Jno. C. Jefferds Notary Public State at Large

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