WARRANTY DEED

The DAVIDSON COUNTY TITLE CO. INC.

For and in consideration of the sum of TEN AND NO/100- DOLLARS ($ 10.00),

cash in hand paid by Morris Allen Duke and wife, Louise M. Duke, and other good and valuable considerations, the receipt of which is hereby acknowledged, and as a further partof the consideration the grantee herein named assumes and agrees to pay the unpaid balance now owing on one certain note, in the original principal sum of $13,150.00, secured by a Deed of Trust of record in Book 3053, page 59, Register's Office for Davidson County, Tennessee,

We, Charles M. Brewer and wife, Virginia Ann Brewer

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Morris Allen Duke and wife, Louise M. Duke

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Country Club Estates, Section I, as of record in Book 2900, page 50, Register's Office for said County, and described as follows:

Beginning at a point in the southwesterly margin of Disspayne Drive, at the corner of Lots Nos. 3 and 4; thence with the line between said Lots, southwesterly 146.17 feet to a point; thence southeasterly 141.26 feet to the northwesterly margin of Jenry Drive; thence with the margin of the same, northeasterly 132.6 feet to the beginning of a curve; thence around said curve, northerly 35.9 feet to the southwesterly margin of Disspayne Drive; thence with the margin of the same northwesterly 100.32 feet to the point of beginning.

Being the same property conveyed to Charles M. Brewer and wife, Virginia G. Brewer, by deed from Brentwood Homes, Inc. of record in Book 3067, page 55, Register's Office for Davidson County, Tennessee.

Virginia G. Brewer and Virginia Ann Brewer being one and the same person.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set out above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 9th day of December 1961

[signature]

[signature]

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, C. O. Ingram, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles M. Brewer and wife, Virginia Ann Brewer

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 Donelson, Tennessee, this, the 9th day of December, 19 61

My commission expires: July 20, 1965 — C. O. Ingram, Notary Public

13,968.08

WARRANTY DEED

From

Charles M. Brewer and wife,

Virginia Ann Brewer

To

Morris Allen Duke and wife,

Louise M. Duke

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of JAN A.D. 1962 at 8:01 o'clock A M.
Noted in Book 20 Page 232
Recorded in Book Page
Recording Fee $2.60
JAMES P. WILSON, Register
By M. McT... Deputy Reg.

Return

THE DAVIDSON COUNTY TITLE CO. INC.
2314 Lebanon Road
NASHVILLE 14, TENNESSEE