BK 3578

Book 3578 Page 104

For and in consideration of the sum of ----------$10.00----------
----------Ten and no/100----------DOLLARS
and other good and valuable considerations, cash in hand paid by John H. Lozier and wife, Dorothy G. Lozier, the receipt of all of which is hereby acknowledged.

I, Allen M. Duke, a single man
have bargained and sold, and by these presents do transfer and convey unto the said John H. Lozier and wife, Dorothy G. Lozier
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 32, on the Plan of Donelson Meadows, Section II, as of record in Book 2133, pages 100 and 101, Register's Office for said County.

Said Lot No. 32 fronts 42.76 feet on the west terminus of Dellrose Avenue, and extends back 213.5 feet on the northerly line and 216.8 feet on the southerly line, to a dead line in the rear, which is a broken line on which it measures 229 feet.

Being the same property conveyed to Allen M. Duke, by deed from Walter W. Gibson and wife, as of record in Book 3184, page 79, and by deed from Fred J. Duke and wife, as of record in Book 3433, page 37, both in said Register's Office.

This conveyance is made subject to restrictions recorded June 22, 1954, in Book 2283, page 361, Register's Office for said County.

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 H. Lozier and wife, Dorothy G. Lozier
their heirs and assigns, forever.

And I do covenant with the said John H. Lozier and wife, Dorothy G. Lozier
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, with exception of the 1963 Taxes which are prorated and assumed by the Grantees herein.

And I, Allen M. Duke, a single man
do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said John H. Lozier and wife, Dorothy G. Lozier
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 18th day of July, 1963

Allen M Duke
Allen M. Duke

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Phillip E. Cole, a Notary Public in and for said County and State, the within named Allen M. Duke, a single man
the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of July, 19 63

Commission expires April 26, 1965

Phillip E Cole
Notary Public

WARRANTY DEED
FROM Allen M. Duke
TO John H. Lozier et ux
71808
Mid-South Mortgage Corporation

REGISTER'S OFFICE
STATE OF TENNESSEE
COUNTY
Received for record this 1st day of JUL A.D. 1963 at 1:53 o'clock P.M.
Noted in Book 106 Page 12
Recorded in Book Page
Recording Fee $2.00
Register
By Deputy Reg.

REVENUE 10¢ UNITED STATES OF AMERICA TENNESSEE

BK 3578 PG 105