WARRANTY DEED Mail Tax Statement To

ATTORNEYS TITLE COMPANY

CALVIN S DUKE
LOT 390 SPEARS RD NASHVILLE TENN

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. MAP 50-14
PAR 112
SEND TAX NOTICES TO: CW
ADDRESS:

For and in Consideration of the sum of ($10.000)- - - - - - - - - - - - - - - - -

TEN & NO/100- DOLLARS

Cash in hand paid by Calvin S. Duke and wife, Edith H. Duke, the receipt of which is hereby acknowledged, and other good and valuable consideration,

I, Lewis E. Gaines, Trustee, having full power to sell, transfer, convey, mortgage or otherwise encumber, without the joinder of any beneficiary,

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

CALVIN S. DUKE AND WIFE, EDITH H. DUKE,

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. 390 on the Plan of Parkwood Estates, Section 2, as of record in Book 3300, page 5, Register's Office for said County.

Said Lot No. 390 fronts 75.0 feet on the northerly side of Spears Road and extends back between parallel lines, 150.0 feet to a dead line on which it measures 75.0 feet.

Being part of the property conveyed to Lewis E. Gaines, Trustee, by deed from Leah J. Carter, of record in Book 3069, page 151, Register's Office for said County.

This conveyance is made subject to all the restrictive covenants for the use of the premises conveyed as set forth in the instrument of covenants as of record in Book 3249, page 345, as amended by instruments of record in Book 3309, page 615 and in Book 3616, page 269, R.O.D.C., Tennessee.

Among the covenants therein contained is a provision for a lien on all properties in Parkwood Estates, for the payment of charges for sewage services, and it is the intention of this instrument to expressly retain a lien on the property herein conveyed, and on each separate lot or parcel of land, uniform throughout the subdivision. Said covenant is as follows:

Now, so as to provide funds to insure to all property owners continuous and uninterrupted service, a lien is hereby retained on each and every parcel of land conveyed in this subdivision, and all purchasers thereof agree, for themselves, their heirs executors and assigns, that their separate properties, that is each lot or parcel of land on which improvements have been made, are impressed with a lien to Parkwood Service Company for such sewage service charges. Such lien shall be accumulative and shall continue in full force and effect, irrespective of any Statute of Limitations for the institution of suit, until all charges are paid in full, and shall continue and be binding on any purchaser of the property, and shall be enforceable in any Court of law and equity, and any unpaid balance shall bear six (6%) percent from the date due. However, the lien herein established and declared shall be subordinate and secondary to any subsisting valid, outstanding and existing first mortgage on the property, but not subordinate to any other lien, contractual or impressed by law.

This lien and covenant shall run with the land and continue to exist so long as Parkwood Service Company or its successor is furnishing sewage service to the property as declared, defined and directed by the Public Service Commission of 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 CALVIN S. DUKE AND WIFE, EDITH H. DUKE, THEIR heirs and assigns, forever.

And I do covenant with the said Calvin S. Duke and wife, Edith H. Duke, 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.

And I, Lewis E. Gaines, Trustee, do further covenant and bind myself, my successors and assigns to warrant and forever defend the title to the said land to the said Calvin S. Duke and wife, Edith H. Duke, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 30 day of October, 19 64

Lewis E. Gaines, Trustee

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Rhea D. Baggett, a Notary Public in and for said County and State, the within named Lewis E. Gaines, Trustee,

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 Nashville, Tennessee, this 30 day of October, 1964.

Rhea D. Baggett, Notary Public

Commission Expires May 14, 1966

STATE OF
County of

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, this day of, 19.

, Notary Public

Commission Expires

STATE OF TENNESSEE
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared

and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the

and respectively of the

the within named bargainor, a corporation, and that (he / they) as such

and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said

as such , and attesting the same by the said

as such

Witness my hand and official seal at office at on this the

day of , 19.

My commission expires

Notary Public

BOOK 3827 PAGE 381

STATE TAX $ 2.63
PROBATE .50
TOTAL $ 3.13

OCT 30 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID OCT 30 1964

CT

WARRANTY DEED

FROM

LEWIS E. GAINES, TRUSTEE

TO

CALVIN S. DUKE AND WIFE,
EDITH H. DUKE

56487

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 30 1 04 PM '64

NOTE BOOK 410 PAGE 325
RECORDING FEE $ 2.00
DEP. REG. _____

MAIL TO R.D. Gregory
133 Cumberland Square Dr Hendersonville Tenn

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

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