This instrument prepared by: Glendon M. Fisher, Jr., Atty.
410 Nashville Bank & Trust Bldg.
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 3920 PAGE 377

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph G. VanGrinsven, et ux (NAME)	Guaranty Mortgage Co. (NAME)	16DA4540
931 Gale Lane (STREET ADDRESS OR ROUTE NUMBER)	316 Union St. (STREET ADDRESS)	Map 118-5
Nashville, Tenn. 37204 (CITY) (P. O. ZONE) (STATE)	Nashville (CITY) (ZONE) Tennessee (STATE)	Par. 152

For and in Consideration of the sum of ($10.00) -
- - - - - - - - - - Ten and No/100 - - - - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid by Joseph G. VanGrinsven and wife, Frances M. VanGrinsven, and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

we, Cecil A. Duke and wife, Marion T. Duke,

have bargained and sold, and by these presents do transfer and convey unto the said Joseph G. VanGrinsven and wife, Frances M. VanGrinsven, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being part of Lot No. 4 on the Map of the Subdivision of the Vaulx Farm, not of record, and described as follows:

BEGINNING at the southwest corner of intersection of Gale Avenue and Battlefield Drive; running thence along the westerly line of Battlefield Drive, southerly 380 feet more or less, to the north line of the Tennessee Central Railroad; thence westerly with said railroad 17 feet to a point, Cayce's, formerly Rawlings' southeast corner; thence with his line, North 14° 30' West 368 feet more or less, to a point 35 feet south of the center line of Gale Avenue; thence with the south line of Gale Avenue, North 76° East 101 feet, to the beginning.

Being the same property conveyed to Cecil A. Duke and wife, Marion T. Duke, by deed from Gwendoline Wagner, widow, of record in Book 1726, page 262, said Register's Office.

This conveyance made subject to restrictions contained in deed of record in Book 1726, page 262, and in Book 895, page 501, said Register's Office.

This is improved (X) unimproved ( ) property, known as 931 (House Number) Gale Lane (Street) P. O. Address: Nashville (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph G. VanGrinsven and wife, Frances M. VanGrinsven, their *heirs and assigns, forever.*

And we *do covenant with the said* Joseph G. VanGrinsven and wife, Frances M. VanGrinsven, *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 1965 taxes which have been prorated and assumed by the grantees.

And we, the said Cecil A. Duke and wife, Marion T. Duke, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Joseph G. VanGrinsven and wife, Frances M. VanGrinsven, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 3rd *day of* August, 1965, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Cecil A. Duke

Marion T. Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Henry A. Gillespie, a Notary Public in and for said County and State, the within named Cecil A. Duke and wife, Marion T. Duke,

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, Tennessee, this 3rd day of August, 19 65.

Henry A. Gillespie Notary Public.

Commission Expires May 19, 1969

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
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

AX $ 32.25
.50
$ 32.75
UG 5 1965
WORRALL
Y COURT CLERK
ON COUNTY, TENN
PAID AUG 5 - 1965

WARRANTY DEED

PLEASE FILE FROM

HENRY A. GILLESPIE CO.

Cecil A. Duke, et ux

TO

Joseph G. VanGrinsven, et ux

GUARANTY MORTGAGE CO. OF NASHVILLE

FELIX Z. WILSON II REGI
DAVIDSON COUNTY
STATE OF TENN

Aug 6 12 32 PM

NOTED: BOOK 112 PAGE
RECORDING FEE $2.50
DEP. REG. W

DOCUMENTARY

81960

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

$21,500.00

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