This deed prepared by
Henry Goodpasture, Attorney
American Trust Building
Nashville, Tennessee

WARRANTY DEED

BOOK 3920 PAGE 430

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cecil A. Duke (NAME:	same (NAME:	Parcel No. 6880
4017 Crestridge Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Oak Hill MAP 132-02
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PAR. 15 MS

For and in Consideration of the sum of TEN & NO/100 - *DOLLARS*

cash in hand paid by Cecil A. Duke and wife, Marion T. Duke, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

We, John D. McClendon and wife, Margaret J. McClendon,

have bargained and sold, and by these presents do transfer and convey unto the said Cecil A. Duke and wife, Marion T. Duke 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. 65 on the Map of Brookhaven Estates, as of record in Book 1835, pages 49, 50 and 51, Register's Office for said County.

Said Lot No. 65 fronts 150 feet on the northerly side of Crestridge Drive and runs back between lines 310 feet on the westerly line and 285.8 feet on the easterly line to a dead line in the rear on which it measures 151.9 feet.

Being the same real property conveyed to John D. McClendon and wife, Margaret J. McClendon, by deed from Woodhaven Homes, Incorporated, of record in Book 1974, page 27, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
Easement, set-back line and conditions of owners certificate shown on plan of record in Book 1835, pages 49, 50 and 51, R.O.D.C. Tenn.
Easement set out in instrument of record in Book 1141, page 378, R.O.D.C. Tenn.
Restrictions contained in instrument recorded in Book 1969, page 609, R.O.D.C. Tenn.

This is ~~unimproved~~ ( ) This is improved ( ) property, known as 4017 Crestridge Drive, Nashville, Tenn.
(House Number) (Street) P. O. Address: (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 Cecil A. Duke and wife, Marion T. Duke *their heirs and assigns, forever.*

And we *do covenant with the said* Cecil A. Duke and wife, Marion T. Duke *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.*

And we, John D. McClendon and wife, Margaret J. McClendon *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Cecil A. Duke and wife, Marion T. Duke, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 4th *day of* August, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John D. McClendon

Margaret J. McClendon

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mrs. Jean Arnold, a Notary Public in and for said County and State, the within named John D. McClendon and wife, Margaret J. McClendon

the bargainor s, 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 Nashville, Tennessee, this 4th day of August, 1965

Mrs Jean Arnold, Notary Public

Commission Expires MY COMMISSION EXPIRES MAY 3, 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.....

$2,500.

48.75
.50
49.25

Please mail to: Estes-Taylor Co.
1116 Carruthers Ave.
Nashville, Tenn.

WARRANTY DEED

FROM

John D. McClendon, Et Ux

TO

Cecil A. Duke, et ux

STATE TAX $48.75
PROBATE .50
TOTAL $49.25

AUG 6 1965

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

PAID AUG 6 - 1965 MK

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 6 1 47 PM '65

NOTED COPY
RECORDING FEE $ 2.00
DEP. REG.

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SCAN [illegible]

706691

[illegible] Company
[illegible] Building
S. [illegible] Union
NAS[illegible] NESSEE

DOCUMENTARY 25 CENTS