BOOK 3963 PAGE 546

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Allen Duke	First Federal Savings & Loan Assn.	60-3-
(NAME:)	(NAME:)	
162 Oak Valley Drive	Union Street at Fourth Avenue North	Parcel # 132
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	12D43310
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	MS

For and in consideration of the sum of Ten and No/100 ($10.00) **DOLLARS** cash in hand paid by John Allen Duke and wife, Ann M. Duke, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Oak Park Developers, Inc., a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

_____ have bargained and sold, and by these presents do transfer and convey unto the said John Allen Duke and wife, Ann M. 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. 21 on the Plan of Oak Park Subdivision, Section One, as of record in Book 3600, page 84, Register's Office for said County.

Said Lot No. 21 fronts 93.0 feet on the southerly side of Oak Valley Drive and extends back 173.51 feet on the easterly line and 231.60 feet on the westerly line, to a dead line in the rear, which is a broken line, measuring 139.07 feet thereon.

Being part of the same property conveyed to Oak Park Developers, Inc. by deed from E. J. Moran, Trustee, of record in Book 3915, page 142, said Register's Office.

This conveyance is subject to all restrictions, covenants, and easements, set-back lines that are applicable to the above described property.

This instrument prepared by J. J. Foley, Jr., Attorney
105 Stahlman Building, Nashville, Tennessee

This is unimproved ( ) improved (X) property, known as 162 (House Number) Oak Valley Drive (Street), Nashville (P. O. Address:), Tennessee (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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, Oak Park Developers, Inc. has caused its corporate name to be affixed hereto by its duly authorized officer.

~~Witness my hand this day of 19~~

OAK PARK DEVELOPERS, INC.

By: James M. Fischer, Jr., Vice-President

This 29th day of November, 1965.

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STATE OF TENNESSEE
Davidson County

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 _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared James M. Fischer, Jr. and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the Vice-President and _____ respectively of the Oak Park Developers, Inc. the within named bargainor, a corporation, and that (he) (they) as such Vice-President 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 James M. Fischer, Jr. as such Vice-President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 29th day of _____, 19 65.

My commission expires APR 13 1969

_____
Notary Public

PLEASE MAIL TO - Mr. John Allen Duke, 162 Oak Valley Drive, Nashville, Tenn.

$ 17,950.00

WARRANTY DEED

FROM
OAK PARK DEVELOPERS, INC.

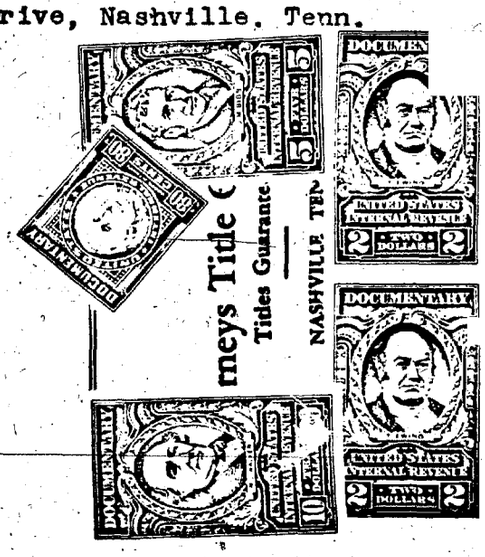
TO
JOHN ALLEN DUKE and wife,
ANN M. DUKE

08422

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Nov 30 3 08 PM '65

NOTED: BOOK 113 PAGE 90
RECORDING FEE $ 2.75
DEP. REG. 2



STATE TAX $ 24.93
PROBATE .50
TOTAL $ 27.43

NOV 30 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID NOV 30 1965