This instrument prepared by Edward W. Lee, Jr., Atty., 304 Second Avenue, North Nashville, Tennessee

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO. BOOK 3983 PAGE 647

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Sherwood Duke et ux (NAME:)	Guaranty Mortgage Company (NAME:)	11D-81485
804 Evergreen Trail (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Map 52-16
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 79

For and in consideration of the sum of Ten and No/100- ($10.00)- **DOLLARS** and other good and valuable consideration, cash in hand paid by Aaron Sherwood Duke and wife, Jane M. Duke, receipt of all of which is hereby acknowledged, and in further consideration of the said grantees assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust executed by Jacob N. Peeler and wife, to Hershel Greer, Trustee, as of record in Book 2350, page 397, to which reference is heremade.

We, Jacob N. Peeler and wife, Jo Ann Peeler **have bargained and sold, and by these presents do transfer and convey unto the said** Aaron Sherwood Duke and wife, Jane M. 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. 60 on the Plan of Marlin Meadows, Section Four, as of record in Book 2133, page 66, Register's Office for said County.

Said Lot No. 60 fronts 115 feet on the north side of Evergreen Trail, and runs back 142.5 feet on the east line and 215 feet on the west line, to a dead line, measuring 130.7 feet thereon.

Being the same property conveyed to Jacob N. Peeler and wife, Jo Ann Peeler, by deed from Edward E. Marlin and wife, as of record in Book 2303, page 235, said Register's Office.

This is unimproved ( ) improved (X) property, known as 804 Evergreen Trail (House Number) (Street) Madison, Tennessee P. O. Address: (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.

Witness our hands this 31st day of January, 19 66

Jacob N Peeler

Jo Ann Peeler

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Marie Holderfield, a Notary Public in and for said County and State, the within named Jacob N. Peeler and wife, Jo Ann Peeler

the bargainor s, 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 31st day of January 19 66

Commission expires May 7, 1967

Marie Holderfield
Notary Public

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

FILE:
Nashville Mortgage & Realty Co.

WARRANTY DEED

FROM
JACOB N. PEELER ET UX

TO
AARON SHERWOOD DUKE ET UX

15900

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 1 2 17 PM '66

NOTED: BOOK 113 PAGE 430
RECORDING FEE $ 2.00
DEP. REG. X

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

$15,000

STATE TAX $ 22.50
PROBATE 50
TOTAL $ 73.50

FEB 1 1966

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

PAID FEB 1 - 1966