BOOK 3996 PAGE 745

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

480 [illegible] NASHVILLE, TENNESSEE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Frank H. Duke (NAME)	Frank H. Duke (NAME)	MAP 61-3
Malquin Drive (STREET ADDRESS OR ROUTE NUMBER)	721 Carmel Ave. (STREET ADDRESS)	PAR. 139
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Madison (CITY) Tennessee (ZONE) (STATE)	L2B.

For and in consideration of the sum of TEN and no/100---

DOLLARS and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by the grantees of the unpaid balance of a note secured by a 1st mortgage Deed of Trust of record in the Register's Office for Davidson County, Tennessee, we the undersigned, GENE A. GARDNER AND WIFE, BETTY D. GARDNER

have bargained and sold, and by these presents do transfer and convey unto the said FRANK H. DUKE AND WIFE, L. PEARL 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. 2, Block "K", on the Map of Broadmoor, Section No. 2, of record in Book 547, page 174, Register's Office for Davidson County, Tennessee.

SAID Lot Fronts 50 feet on the north side of Malquin Drive, and runs back between parallel lines, 155 feet to a dead line.

BEING the same property conveyed to Gene A. Gardner and wife, Betty D. Gardner by deed from Frank D. Howell and wife, Mary Jo Howell of record in Book 3645, page 130, Register's Office for Davidson County, Tennessee.

It is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby transferred to said grantees.

This is unimproved ( ) improved ( ) property, known as 925 (House Number) Malquin Drive, (Street) Nashville, 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 **hand** s **this** 7th **day of** March, **19** 66

Gene A. Gardner
Gene A. Gardner

Betty D. Gardner
Betty D. Gardner

STATE OF TENNESSEE
Davidson County

BOOK 3996 PAGE 746

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Gene A. Gardner and wife, Betty D. Gardner

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 7th day of March, 1966.

Commission expires May 4, 1966

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

WARRANTY DEED

FROM

GENE A. GARDNER ET UX

TO

FRANK H. DUKE ET UX

20830

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 15 1 16 PM '66

NOTED BOOK 113 PAGE 654
RECORDING FEE $ 2.00
DEP. REG. C

336 Hall Tax

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENNESSEE

STATE TAX $ 13.37
PROBATE
TOTAL $ 13.87

MAR 15 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
P.D. PAID MAR [illegible]

DOCUMENT NOT OFFICIAL UNTIL RECORDED IN DAVIDSON COUNTY, TENNESSEE

PERTAINS TO PARKWAY