$4,100 - 1965 Tax Assessment

3.30 Federal Stamp

WARRANTY DEED

BOOK 4032 PAGE 35

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANCIS D. BALTZ ET UX	FIDELITY FEDERAL	Map 73-13
(NAME) 2605 Highview Dr.	(NAME) UNION STREET	Par. 131
(STREET ADDRESS OR ROUTE NUMBER) Nashville Davidson	(STREET ADDRESS) NASHVILLE, TENNESSEE	15D A 52875
(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 AND OTHER GOOD AND VALUABLE CONSIDERATION INCLUDING THE ASSUMPTION BY THE GRANTEES OF THE BALANCE OF AN INDEBTEDNESS SECURED BY A DEED OF TRUST OF RECORD IN BOOK 3146 PAGE 365, R. O. D. C.

WE, HAROLD W. DUKE AND WIFE, JUSTINE P. DUKE ..... *have bargained and sold, and by these presents do transfer and convey unto the said* FRANCIS D. BALTZ AND WIFE, CATHERINE J. BALTZ ..... 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. 7 ON THE MAP OF DUGGER HEIGHTS, SECTION III, AS OF RECORD IN BOOK 1835, PAGE 54, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 7 FRONTS 62 FEET ON THE NORTHERLY SIDE OF HIGHVIEW DRIVE AND RUNS BACK 197.5 FEET ON THE EASTERLY LINE AND 285 FEET ON THE SOUTHWESTERLY LINE, TO A DEAD LINE IN THE REAR, MEASURING 178 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO HAROLD W. DUKE AND WIFE, JUSTINE P. DUKE, BY DEED FROM INEZ McMAHAN GARNER, OF RECORD IN BOOK 3157, PAGE 29, AND BY DEED OF CORRECTION, OF RECORD IN BOOK 3249, PAGE 170, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is unimproved ( ) improved ( ) property, known as ..... (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 FRANCIS D. BALTZ AND WIFE, CATHERINE J. BALTZ ..... THEIR ..... *heirs and assigns, forever.*

And WE ..... *do covenant with the said* FRANCIS D. BALTZ AND WIFE, CATHERINE J. BALTZ ..... *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 AS HEREIN STATED AND 1966 TAXES WHICH GRANTEES ASSUME

And WE, HAROLD W. DUKE AND WIFE, JUSTINE P. 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* FRANCIS D. BALTZ AND WIFE CATHERINE J. BALTZ, THEIR *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness OUR ..... *hand* S ..... *this* 11 ..... *day of* June, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STATE OF TENNESSEE REAL ESTATE TRANSFER TAX

Harold W. Duke

Justine P. Duke

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

BOOK 4032 PAGE 36

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, E. [illegible] a Notary Public in and for said County and State, HAROLD W. DUKE AND WIFE, JUSTINE P. Duke

the within named 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 11 day of June, 19 66.

Commission expires May 12-1970 E. [illegible] Notary Public

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.....

WARRANTY DEED

FROM

HAROLD W. DUKE ET UX

TO

FRANCIS D. BALTZ ET UX

34117

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 1 11 28 AM '66

NOTE BOOK 114 PAGE 408
RECORDING FEE $ 2.00
DEP. REG. JM

RUSH

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

STATE TAX $ 6.65
PROBATE
TOTAL $ 6.65

JUN 17 1966

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

PAID JUN 17 1966