This instrument was prepared by Frank S. King, Jr., Attorney
507 American Trust Building
Nashville, Tennessee

BOOK 4088 PAGE 313

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leo Francis Duzak	Southern Federal	11D-29225
(NAME:) 536 Pere-Rouge Drive	(NAME:) 5 White Bridge Rd	11D-29305
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn 37209	(STREET ADDRESS) Nashville Tenn	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------

TEN and no/100 ($10.00) ---------- *DOLLARS*

cash in hand paid by Leo Francis Duzak and wife, Juliet H. Duzak, and other valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said Leo Francis Duzak and wife, Juliet H. Duzak, of the balance owing under the terms of two (2) Deeds of Trust executed by L. L. Hulme, Jr. and wife, Annie M. Hulme, to A. H. Thomas, Trustee, one deed of trust being of record in Book 4086, page 417, Register's Office for Davidson County, Tennessee, and the other deed of trust of record in Book 4086, page 429, Register's Office for Davidson County, Tennessee, to secure to Southern Federal Savings & Loan Association of Davidson County, Tennessee, payment of notes in the original sum of $12,250.00, payable as specified therein,

we, L. L. Hulme, Jr. and wife, Annie M. Hulme,
have bargained and sold, and by these presents do transfer and convey unto the said Leo Francis Duzak and wife, Juliet H. Duzak,
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 Lots Nos. 18A, Block "A", and Lot 21, Block "B", on the Map of Eastlawn Subdivision, as of record in Book 547, pages 153 and 154, Register's Office for said County

Said Lot No. 18 fronts 50 feet on the northerly side of Welworth Street and extends back between parallel lines 120 feet to a dead line.

Being part of the same real property conveyed to L. L. Hulme, Jr. by deed from William S. Reece and wife, of record in Book 3923, page 150, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 50 feet on the northerly side of Welworth Street and extends back between parallel lines 120 feet to a dead line.

Being part of the same real property conveyed to L. L. Hulme, Jr. and wife, Annie M. Hulme, by deed from Nick M. Locke, of record in Book 3917, page 137, Register's Office for Davidson County, Tennessee.

This is { unimproved / improved } property, known as ..... Welworth Street, Nashville, Tennessee
(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 Leo Francis Duzak and wife, Juliet H. Duzak, their *heirs and assigns, forever.*

And we *do covenant with the said* Leo Francis Duzak and wife, Juliet H. Duzak, *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 for the two deeds of trust above referred to, which have been assumed by Grantees.

And we, L. L. Hulme, Jr. and wife, Annie M. Hulme, *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Leo Francis Duzak and wife, Juliet H. Duzak, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 15th *day of* December, 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.*

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
2.75 TWO DOLLARS SEVENTY FIVE CENTS

L. L. Hulme, Jr.
Annie M. Hulme
Leo Francis Duzak
Juliette H. Duzak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named L. L. Hulme, Jr. and wife, Annie M. Hulme, AND Leo Francis Duzak and wife, Juliet H. Duzak,

the bargainors, 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 15th day of December, 19 66.

[illegible], Notary Public.

Commission Expires May 14, 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 .....

WARRANTY DEED

FROM

L. L. HULME, JR., et ux

TO

LEO FRANCIS DUZAK, et ux

55247

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 22 2 25 PM '66
NOTED: BOOK 115 PAGE 518
RECORDING FEE $ 2.50
DEP. REG. 2m

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 $ 40.28
PROBATE .50
TOTAL $ 40.78

DEC 22 1966

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

PAID DEC 22 1966