WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leo Francis Duzak et ux (NAME:)	Southern Federal Sav. & Loan (NAME:)	Map 34-13 Par. 74-111
536 River Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	5 White Bridge Road (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (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, Juliette H. Duzak, hereinafter called the Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William R. Inglis and wife, Rubye O. Inglis, hereinafter called the Grantors,

DOCUMENTARY 55 CENTS 55

have bargained and sold, and by these presents do transfer and convey unto the said Leo Francis Duzak and wife, Juliette H. Duzak, 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 of Block "A" and Lot No. 40 of Block "B", East Lawn Subdivision, as of record in Book 547, Pages 153 and 154, Register's Office for said County.

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

Said Lot No. 40 fronts 50 feet on the northerly side of Florence Avenue and runs back 149 feet on the east side and 169.7 feet on the west side to a line in the rear measuring 54.10 thereon.

Being part of the same property conveyed to the Grantors herein by deed from L. L. Hulme, Jr. and wife, Annie Mae Hulme, of record in Book 4092, Page 890, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to restrictive covenants, easements and all limitations pertaining to the premises.

This instrument prepared by Clarence O. Ingram, Attorney at Law, 2620 Old Lebanon Road, Nashville, Tennessee 37214.

The said above described properties are conveyed subject to Deeds of Trust as follows:

Said Lot No. 21 is conveyed subject to Deed of Trust of record in Book 3967, Page 498, Register's Office for Davidson County, Tennessee, dated the 1st day of October, 1965, in the original amount of $12,250.00.

Said Lot No. 40 is conveyed subject to Deed of Trust of record in Book 3936, Page 914, Register's Office for Davidson County, Tennessee, dated the 10th day of August, 1965, in the original amount of $12,250.00.

The Grantees herein, as part of the consideration of this conveyance, agree to assume and pay the unpaid balances of the indebtednesses secured by notes and the above referred Deeds of Trust and to hold the Grantors herein harmless from any further payments and liability under said notes and Deeds of Trust.

All escrow funds and credits on deposit with or being held by Southern Federal Savings and Loan Association, its agents or assigns, are hereby transferred and assigned to the Grantees herein.

This is unimproved ( ) improved ( ) property, known as _____ (House Number) (Street) 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.

except as shown herein

And we, the Grantors herein 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.

Witness our hand s this 30th day of January, 1967

William R. Inglis

Rubye O. Inglis

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William R. Inglis and wife, Rubye O. Inglis

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 30th day of January, 19 67.

Clarence D. Ingram, Notary Public

Commission Expires July 21, 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
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

STATE TAX $ 4125
PROBATE .50
TOTAL $ 41.75

FEB 2 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID FEB 2 - 1967
RS

WARRANTY DEED

FROM

WILLIAM R. INGLIS ET UX

TO

LEO FRANCIS DUZAK ET UX

59268

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 2 8 39 AM '67

NOTED: BOOK 115 PAGE 206
RECORDING FEE $ 2.00
DEP. REG. .25

Clarence O. Ingram
Attorney at Law
2620 Old Lebanon Road
Nashville, Tennessee

Attorneys TITLE COMPANY, INC.
NASHVILLE, TENN.