TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Leo F. Duzak and wife, Juliette S. Duzak (NAME)	First Federal S & L Assn. (NAME)	W25-2910
536 River Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth BOOK 4250 PAGE 788 (STREET ADDRESS)	Map 103-3
Nashville, Tennessee 37209 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Par. 156

For and in consideration of the sum of ----------($10.00)----------
----------Ten and No/100---------- DOLLARS
cash in hand paid by Leo F. Duzak and wife, Juliette S. Duzak,

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,
Stanley Chernau, Trustee,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 711, Block 34 on the Map of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 711 fronts 60 feet on the northerly side of Wyoming Avenue, formerly 6th Avenue, and runs back between parallel lines along the east margin of 49th Avenue North, 150 feet to an alley.

Being the same property conveyed to Stanley Chernau, Trustee, with full power, by deed from A. J. Street, unmarried, as of record in Book 4221, page 8, said Register's Office.

This conveyance is made subject to restrictions, easements and set-back lines applicable to said property and taxes for the year 1968 which have been prorated and assumed by the Grantees.

This is unimproved ( ) improved (X) property, known as 4812 Wyoming Avenue, Nashville, Tennessee 37209
(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, 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.

Whenever 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 11th day of July, 19 68.

Stanley Chernau
Stanley Chernau, Trustee,

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me Era May Stanley, a Notary Public in and for said County and State, the within named Stanley Chernau, Trustee, the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 19 68.

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Commission expires October 26, 1968 Notary Public Era May Stanley

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
STANLEY CHERNAU, TRUSTEE,
TO
LEO F. DUZAK AND WIFE, JULIETTE S. DUZAK

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

BOOK 4250 PAGE 789

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IDENTIF. REFERENCE

JUL 12 2 43 PM '68

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

JUL 12 68	CONV	11,500.00			
JUL 12 68	S'TAX		A*	29.90	
JUL 12 68	PRFEE		A*	.50	
JUL 12 68	MTDEED		A*	3.00	* 33.40

STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

I hereby offer this instrument for record and co swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $ 11,500.00

State of Tennessee)
County of Davidson)

Affiant

Sworn to and subscribed before me this 11th day of July, 1968

My commission expires: APR 13 1969

Notary Public, in and for the aforesaid State and County.

G. S. SCOVILL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE