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

BOOK 4263 PAGE 35

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leo F. Duzak et ux		11D-44282
(NAME:) 536 Ruin Rango Dr	(NAME:) Same	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS)	
(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 F. Duzak and wife, Judy Duzak, the receipt of which is hereby acknowledged, and other good and valuable consideration, including Leo F. Duzak and wife, Judy Duzak, assuming and agreeing to pay the balance owing under Deed of Trust executed by James T. McLean and wife, Carole L. McLean, to Charles Nelson, Jr., Trustee, of record in Book 4013, page 382, Register's Office for Davidson County, Tennessee, payable as specified therein,

we, James T. McLean and wife, Carole L. McLean,

have this day bargained and sold, and do hereby transfer and convey unto the said Leo F. Duzak and wife, Judy Duzak, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 54, 55, 82 and 83 on the unrecorded plan of East Madison Addition, a subdivision of the northerly 25 acres of the Stiddum land in the 11th Civil District of said County.

BEGINNING at an iron pin in the easterly margin of Kinsey Boulevard at the common corners of Lots No. 53 and 54; and thence in a northerly direction along the eastern margin of Kinsey Boulevard 61.5 feet to an iron pin; thence continuing in the same direction 32 feet more or less to a point in the easterly margin of Kinsey Boulevard; thence in a easterly direction to a point in the common lines of Lots No. 82 and 83, said point being 120 feet from an iron pin in the west side of Ward Highway; thence from said point in a southerly direction 50 feet to a point in the common line of Lots Nos. 83 and 84, said point being 120 feet from an iron pin in the westerly side of Ward Highway; thence from said point in a westerly direction along said line 30 feet to an iron pin; thence in a westerly direction along the southern line of Lot 54, 102.9 feet to the point of beginning.

Being the same property conveyed to James T. McLean and wife, Carole L. McLean, by deed from Homer Chance, et ux, of record in Book 4013, page 375, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,000.00

Subscribed and sworn to before me, this the 23 day of Aug. 1968

Affiant Mrs Leo F. Duzak

Notary Public Deputy Register

This is { unimproved / improved } property, known as Kinsey Boulevard, Madison, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Leo F. Duzak and wife, Judy Duzak, their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for Deed of Trust in Book 4013, page 382, RODC, Tennessee. We further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said real estate to said Leo F. Duzak and wife, Judy Duzak, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 21 day of August, 1968, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James T. McLean

Carole L. McLean

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [redacted] Hubert L. Baker, *a Notary Public in and for said County and State,* James T. McLean and wife, Carole L. McLean,

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* 21 *day of* August, *19* 68

Hubert L. Baker *Notary Public*

Commission expires Aug 10, 1969

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 .....

AUG23'68 CONV *8,000.00
AUG23'68 S'TAX A* 20.80
AUG23'68 PRFEE A* .50
AUG23'68 WDEED A* 3.00 * 24.30

WARRANTY DEED

FROM

JAMES T. McLEAN, et ux

TO

LEO F. DUZAK, et ux
536 Pelham Road Dr
Nashville 37205

A 10506

IDENTIF. REFERENCE

AUG 23 2 23 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE