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

BOOK 1263 PAGE 37

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leo F. Duzak, et ux		11D-44290
(NAME) 536 River Rouge	(NAME) Same	11D-44295
(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 William R. Inglis and wife, Rubye O. Inglis, to Charles Nelson, Jr., Trustee, of record in Book 3930, page 342, Register's Office for Davidson County, Tennessee, payable as specified therein,

we, William R. Inglis and wife, Rubye O. Inglis,

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. 51 and 52 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.

Said parts of said Lots Nos. 51 and 52 adjoin and front together approximately 103.5 feet on the proposed easterly margin of Kinsey Boulevard as relocated, and extend back between parallel lines, 150 feet on the southerly side and 130 feet, more or less, on the northerly side to a line in the rear, measuring 100 feet thereon.

Being the same property conveyed to William R. Inglis and wife, Rubye O. Inglis, by deed from Homer E. Chance, et ux, of record in Book 3930, page 338, 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 $ 18,000

Subscribed and sworn to before me, this the 22 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 3930, page 342, 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 22 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.

Rubye O. Inglis

William R. Inglis

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Homer E. Grace, *a Notary Public in and for said County and State,* William R. Inglis and wife, Rubye O. Inglis,

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* 22 *day of* August, 1968.

Homer E. Grace *Notary Public*

Commission expires OCT-30-68

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 .....

AUG 23 68 CONV 18,000.00
AUG 23 68 S TAX A* 46.80
AUG 23 68 PRT FEE A* .50
AUG 23 68 W DEED A* 3.00 * 50.30

A 10507

IDENTIF. REFERENCE

AUG 23 2 24 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

WILLIAM R. INGLIS et ux

TO

LEO F. DUZAK et ux
536 River Rouge Dr
Nash Tenn 37209

Compliments of

Guaranty Title

Office of

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