Prepared by: William D. Castleman, 218 Third Avenue North, Nashville, Tennessee

WARRANTY DEED

BOOK 4322 PAGE 642

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arvin E. Dukes, Et Ux (NAME:)	United Mortgagee Servicing Corp. (NAME:)	MAP 61-1
601 Lemont Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1066 (STREET ADDRESS)	PART 28
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of --------TEN AND NO/100---------- ----------($10.00)---------- *Dollars,* Cash in hand paid by the grantees, Arvin E. Dukes and wife, Ruth W. Dukes, and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption of a Deed of Trust executed by Melvin R. Evans and wife, Katie P. Evans, to J.J. Foley, Jr. Trustee, of record in Book 3650, page 211, said Register's Office, to secure to United Mortgagee Servicing Corporation, the payment of one note dated September 3, 1963.

We, Melvin R. Evans and wife, Katie P. Evans *have this day bargained and sold, and do hereby transfer and convey unto the said* Arvin E. Dukes and wife, Ruth W. Dukes their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being a tract marked "Reserved" lying immediately south of Lot No. 177 on the Plan of Gra-Mar Acres, Section 10, as of record in Book 2663, page 34, Register's Office for said County, and as amended by instrument of record in Book 2809, page 602, said Register's Office.

Said tract marked "Reserved" fronts 76.12 feet on the westerly side of Lemont Drive and extends back 256.37 feet on the northerly line and 258.45 feet on the southerly line to a dead line = measuring 76.15, thereon.

Being the same real property conveyed to Melvin R. Evans and wife, Katie P. Evans by deed from Jessie E. Coleman, Jr., and wife, Janet M. Coleman, of record in Book 3616, page 131, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $18,250.00

Subscribed and sworn to before me, this the 21st day of March 1969

Affiant

My commission expires: June 21st 1971 (Affix Seal)

Notary Public

This is { unimproved / improved } property, known as 601 Lemont Drive, Nashville, 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 Arvin E. Dukes and wife, Ruth W. Dukes 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.* We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Arvin E. Dukes and wife, Ruth W. Dukes their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 31st *day of* March *, 19*69*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Melvin R. Evans

Katie P. Evans

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Edwin B. Castleman, *a Notary Public in and for said County and State,* Melvin R. Evans and wife, Katie P. Evans

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 31st *day of* March, *19*69.

Edwin B. Castleman, Notary Public

Commission expires Jan 21st 1971

EDWIN B. CASTLEMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

APR-2[illegible] CONV 18,250.00
APR-2[illegible] S'TAX B* 47.32
APR-2[illegible] PR'FEE B* .50
APR-2[illegible] M'DEED B* 3.00 * 50.82

WARRANTY DEED

FROM
Melvin R. Evans, Et Ux

TO
Arvin E. Dukes, Et Ux

A 35928

IDENTIF. REFERENCE

APR 2 12 19 PM '69

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

Mail to: Inglewood Realty Co., 3805 Gallatin Road, Nashville, Tennessee 37216