This instrument was prepared by Clyde P. Holland, Attorney. Law firm of Warfield, Entrekin & Jones, Third National Bank Bldg., Nashville, Tennessee 37219.

WARRANTY DEED

BOOK 4380 PAGE 157

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John C. Boylin, et ux (NAME)	First & Mid-South Mortgage Co. (NAME)	
4003 Dorcas Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	116 - 16
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Par- 6

FOR AND IN CONSIDERATION of the sum of THIRTEEN THOUSAND THREE HUNDRED NINETY-FIVE AND 84/100----------($13,395.84)---------- *Dollars,* cash in hand paid by John C. Boylin and wife, Corinne S. Boylin, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the agreement by grantees to assume and pay the unpaid balance of a loan in the original principal amount of($15,000.00) FIFTEEN THOUSAND DOLLARS, of record in Book 2828, page 165, Register's Office for Davidson County, Tennessee,

We, R. S. Duke and wife, Louise P. Duke

have this day bargained and sold, and do hereby transfer and convey unto the said

John C. Boylin and wife, Corinne S. Boylin

their ~~successors~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 19, Plan of Evergreen Heights, Part Two as of record in Book 1835, page 19, Register's Office for Davidson County, Tennessee.

Said Lot 19 fronts 85 feet on the westerly side of Dorcas Drive and runs back between lines 258.8 feet on the northerly line and 236.7 feet on the southerly line to a dead line in the rear, measuring 91.3 feet thereon.

BEING the same property conveyed to R. S. Duke and wife Louise P. Duke by deed from Leon Burton Strauss and wife, Charlotte Ann Strauss of record in Book 2804, page 335, Register's Office for Davidson County, Tennessee.

The conveyance is subject to restrictive covenant contained in instrument of record in Book 1049, page 546, Book 1788, page 425, Book 1847, page 277, RODC, and the plan of record in Book 1835, page 19 said Register's Office, shows an owner's certificate a 40 foot minimum building setback line from Dorcas Drive and a 10 foot easement for public utility purposes along the westerly or rear line of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $21,950.00

Subscribed and sworn to before me, this the 17th day of November 1969

Affiant

My commission expires: 5-5-70 (Affix Seal)

Notary Public

This is (unimproved ( ) improved (XX)) property, known as 4003 Dorcas 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 belonging to the said

John C. Boylin and wife, Corinne S. Boylin

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 current taxes and as above stated

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John C. Boylin and wife, Corinne S. Boylin

their ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 17th day of November, 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.*

R. S. DUKE

LOUISE P. DUKE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4380 PAGE 158

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* R. S. Duke and wife, Louise P. Duke

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* 14th *day of* November, *19*69.

Commission expires May 3, 1970

John A Hunt
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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 .....

NOV 17 73 CONV .21,950.00
NOV 17 73 S'TAX A* 56.94
NOV 17 73 PR'FEE A* .50
NOV 17 73 W'DEED A* 3.00 * 60.44

WARRANTY DEED

FROM R. S. Duke + wife Louise P.

TO John A. Boyle + wife Corine S.

A 60726

IDENTIF. REFERENCE

Nov 17 2 19 PM '69

FELIX Z. ROLSON 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

File: Floss + Mrs. J. South