BOOK 4399 PAGE 46

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Suskman Bldg., Nashville, Tenn.

WARRANTY DEED

ATC-155479

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
MAP 72-9 PAR 300	Mr/Mrs Terry Wayne Duke same as below	J.I.Kislak Mtge.Corp.of Florida 1101 Brickell Avenue Miami, Florida 33131
FIELD BOOK NUMBER(S) 15DA-2890	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 912 Fairwin Avenue	LOAN OR ACCOUNT NO. 00111 PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

ARTIE G. BROOKS, a widow

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto TERRY WAYNE DUKE and wife, BOBBIE ANN DUKE

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 52 on the Plan of the Eskridge Subdivision of a part of the W. B. Franklin Property, as of record in Book 547, page 52, Register's Office for said County.

Said Lot No. 52 fronts 60 feet on the southerly side of Fairwin Avenue and runs back between parallel lines, 175 feetto an alley.

Being the same property conveyed to Artie G. Brooks, a widow, by deed from Jewel Neathery and husband, Eros L. Neathery, Jr., as of record in Book 4377, page 727.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except for 1970 Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 13th day of February, 19 70

Artie G. Brooks

Artie G. Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Artie G. Brooks, a widow

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 19th day of February, 1970.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1970

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,450.00

Terry Wayne Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February 1970

MY COMMISSION EXPIRES: July 26, 1970 (AFFIX SEAL)

Reau E. Folk, Jr.
Notary Public

WARRANTY DEED
REF: mas

FROM
ARTIE G. BROOKS, A WIDOW

TO
TERRY WAYNE DUKE AND WIFE

A 69166

IDENTIF. REFERENCE

FEB 20 12 03 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FEB20 CONV 16,450.00
FEB20 S'TAX A* 42.64
FEB20 PR'FEE A* .50
FEB20 W'DEED A* 3.00 * 46.14

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public