FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,389.70

Donna W. Underhill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 1970

Notary Public

MY COMMISSION EXPIRES: 2-25-1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Dodson Batson, Attorney - Antioch, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hanson A. Duke (NAME)	Commerce Union Bank (NAME)	Map 148-12
892 Irma Court (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Par 71
Antioch, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J. W. Underhill and wife, Donna W. Underhill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hanson A. Duke and wife, Brenda R. Duke

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 12 on the Plan of Hazelwood Subdivision, Section 2-A of record in Book 3500, page 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 48.07 feet on the northwesterly margin of Irma Court and runs back between lines 149.85 feet on the northeasterly line and 135.58 feet on the southeasterly line to a broken line on which it measures 211.52 feet.

Being the same property conveyed to J. W. Underhill and wife, Donna W. Underhill by deed from O. W. Cooper and wife, of record in Book 4331, page 280, said Register's Office.

Grantees assume loan at Commerce Union Bank for $14,189.70.

This is { } unimproved { } improved property, known as 892 (House Number) Irma Court (Street) Antioch, Tennessee (P. O. Address) 37013 (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 30th day of April, 1970

J. W. Underhill

Donna W. Underhill

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Wendell Van Cooper, a Notary Public in and for said County and State, the within named J. W. Underhill and wife, Donna W. Underhill

the bargainor 3, 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 30th day of April 1970

Commission expires 8-1-23, 1971. Wendell Van Cooper
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____
Notary Public

WARRANTY DEED

FROM
J. W. Underhill et ux

TO
Hanson A. Duke et ux

A 76490

IDENTIF. REFERENCE

MAY 5 1 38 PM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

#15,889.70

MAY-5%	CONV	15,889.70			
MAY-5% S TAX			A*	41.34	
MAY-5% PB FEE			A*	.50	
MAY-5%	W DEED		A*	3.00	* 44.84