FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS HE 30 DAY OF June 19 70

Notary Public

MY ~~COMMISSION~~ EXPIRES: Deputy Register

(~~AFFIX SEAL~~)

This instrument prepared by
GULLETT, STEELE, SANFORD, ROBINSON & MERRITT
L & C Tower, Nashville, Tenn.

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy J. Duke and Robert W. Duke (NAME)	Billy J. Duke and Robert W. Duke (NAME)	Map 45-12
2411 Franklin Road (STREET ADDRESS OR ROUTE NUMBER)	2411 Franklin Road (STREET ADDRESS)	Par. 20
Nashville, Tenn. 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37204 (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, Helen H. Duke, widow of Carl D. Duke,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy J. Duke and Robert W. 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. 14 on the subdivision of part of Tracts Nos. 6, 7 and 8 of the Anderson Estates, a plan of which is of record in Book 1835, page 121, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 100 feet on the westerly side of Rio Vista Drive and extends back between parallel lines 400 feet to a dead line.

Being the same property conveyed Carl D. Duke and wife, Helen H. Duke, by deed from Willie Earl Duke and Cornelia J. Duke, of record in Book 3343, page 510, Register's Office for Davidson County, Tennessee. Carl D. Duke having since died.

This conveyance is subject, however to a life estate being reserved and vested in Cornelia J. Duke by deed of record in Book 3343, page 510, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 141 (House Number) Rio Vista Drive (Street) Nashville, Tennessee (P. O. Address) (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 my hand this 23 day of June, 19 70

Helen H. Duke

Helen H. Duke

STATE OF TENNESSEE
Davidson County
~~Davidson~~ Knox

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Personally appeared before me, Georgia A Bates, a Notary Public in and for said County and State, the within named Helen H. Duke, widow of Carl D. Duke,

the bargainor, 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 Knoxville, Tennessee, this 22 day of June 19 70

Commission expires 7-2-72

Georgia A Bates
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
HELEN H. DUKE

TO
BILLY J. DUKE and
ROBERT W. DUKE

A 82226

IDENTIF. REFERENCE

JUN 30 11 23 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 30 70	CONV	*	300.00			
JUN 30 70	S'TAX			A*	.78	
JUN 30 70	PR'FEE			A*	.50	
JUN 30 70	W'DEED			A*	3.00	* 4.28