WARRANTY DEED

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL NUMBERS
JERRY W. DUKE ET UX	SAME	Map 172-8
(NAME)	(NAME) BOOK 4441 PAGE 891	Par. 55
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	RW

FOR AND IN CONSIDERATION of the sum of THREE THOUSAND, FIVE HUNDRED AND NO/100 ($3,500.00) ---------- Dollars,

CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

I, LEONARD B. CASH, TRUSTEE

have this day bargained and sold, and do hereby transfer and convey unto the said JERRY W. DUKE AND WIFE, PEGGY M. DUKE

THEIR (successors), heirs and assigns,

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

BEING LOT NO. 28, SECTION 2, FOREST ACRES ESTATES, AS OF RECORD IN BOOK 4175, PAGE 128, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT 28 FRONTS 125 FEET ON THE SOUTHERLY MARGIN OF KINHAWK DRIVE AND RUNS BACK 239.66 FEET ON THE EASTERLY LINE AND 199.92 FEET ON THE WESTERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 193.41 FEET THEREON.

BEING PART OF THE SAME PROPERTY CONVEYED TO LEONARD CASH, TRUSTEE, WITH FULL POWER TO SELL, CONVEY, MORTGAGE, OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OF BENFICIARY, BY DEED FROM MRS. FLORENCE HAWKINS BORLAND ET AL, OF RECORD IN BOOK 4368, PAGE 224, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 3,500.00

Subscribed and sworn to before me, this the 25TH day of AUGUST 19 70

Affiant: Leonard B. Cash

My commission expires: July 24, 1972 (Affix Seal)

Notary Public: Wanda Murphy

NOTARY PUBLIC DAVIDSON CO.

This is { } unimproved { } improved property, known as ..... (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 JERRY W. DUKE AND WIFE, PEGGY M. DUKE

THEIR (successors), heirs and assigns forever. I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind MYSELF, MY SUCCESSORS and representatives, to warrant and forever defend the title to said real estate to said JERRY W. DUKE AND WIFE, PEGGY M. DUKE

THEIR (successors), heirs and assigns, against the lawful claims of all persons.

Witness MY hand this 25TH day of AUGUST, 19 70 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Leonard B. Cash Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Wanda Maguire, *a Notary Public in and for said County and State,* LEONARD B. CASH, TRUSTEE

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that HE *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at NASHVILLE *this* 25TH *day of* AUGUST, *19* 70.

Wanda Maguire *Notary Public*

NOTARY PUBLIC WANDA MEGUIAR DAVIDSON COUNTY TENN.

Commission expires July 24, 1972

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 .....

AUG28 70	CONV	*3,500.00				
AUG28 70	S'TAX		A*	9.10		
AUG28 70	PR'FEE		A*	.50		
AUG28 70	W'DEED		A*	3.00	*	12.60

A 88397

IDENTIF. REFERENCE

AUG 28 2 40 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

LEONARD B. CASH, TRUSTEE

TO

JERRY W. DUKE ET UX

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner Third & Union

Phone 256-2656

NASHVILLE, TENNESSEE

3171S

Please give this deed to Attorney Wallace