This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

GTC -209112

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
95-11-123	Mr/Mrs Austin Wayne Duke 3715 Princeton Avenue Nashville, Tenn. 37205	Murphree Mortgage Company 226 Third Avenue, North Nashville, Tennessee 37201
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. B-2011005
3D-08761	430 Springview Drive	PROPERTY IS ☒ 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, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated July 31, 1962, in the original principal sum of $10,650.00, payable to Murphree Mortgage Company in monthly installments of $58.59, including interest as set forth in said note, and being secured by a deed of trust, executed by Joe W. Anderton and wife to Raymond L. Davis, Jr., Trustee, as of record in Book 3400, page 427, said debt being assigned to The Philadelphia Savings Fund, by instrument of record in Book 3443, page 426,

JAMES C. HENRY and wife, FRANCES W. HENRY,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto AUSTIN WAYNE DUKE, and wife, NANCY 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. 62 on the Map of Cloverdale, as of record in Book 2133, page 9.

Said Lot No. 62 fronts 61.9 feet on the southerly side of Springview Drive and runs back between lines 217 feet on the westerly line and 127.4 feet on the easterly line to a dead line in the rear on which it measures 124 feet.

Being the same property conveyed to James C. Henry and wife, Frances W. Henry, by deed from Joe W. Anderton and wife, Marie Anderton, as of record in Book 3533, page 251.

This conveyance is made subject to restrictions of record in Book 2094, page 87.

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 as shown above.

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 28th day of October, 1970.

Frances W. Henry

Frances W. Henry

James C. Henry

James C. Henry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4456 PAGE 649

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named James C. Henry and wife, Frances W. Henry, the 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, the 28th day of October, 19 70.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974

NOTARY PUBLIC DAVIDSON COUNTY

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 $ 12,200.00

Affiant Austin Wayne Duke

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October 19 70

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL) Reau E. Folk Jr. Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED
REF:hs

FROM JAMES C. HENRY and wife

TO AUSTIN WAYNE DUKE

A 95123

IDENTIF. REFERENCE

Nov 4 9 37 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV-4-70	CONV	12,200.00			
NOV-4-70	S'TAX		A*	31.72	
NOV-4-70	PR'FEE		A*	.50	
NOV-4-70	W'DEED		A*	3.00	* 35.22

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

Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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