This Instrument prepared by:
JOHNSON & EDWARDS
Attorneys at Law
800 Stahlman Bldg,
Nashville, Tenn, 37201

BOOK 4477 PAGE 921

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorris P. Duke, et ux	Fidelity Fed. Svgs. & Ln.	Map. 6
(NAME:) Rt. #3 Baker Road	401 Union (NAME:)	Par. 21
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tenn. 37072	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of TEN AND NO/100---------- ---------- ($10.00) ---------- *DOLLARS*

Cash in hand paid the receipt of which is hereby acknowledged and other good and valuable considerations.

We, E. G. Binkley and wife, Betty L. Binkley, Grantors, herein, *have bargained and sold, and by these presents do transfer and convey unto the said* Dorris P. Duke and wife, Mary E. Duke, Grantees, herein, *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

LAND in the 10th Civil District of Davidson County, Tennessee, formerly the 20th, and being 10.2 acres, more or less, and being described according to a survey of the same made by George W. Watkins, Surveyor, on February 4th, 1955, as follows: BEGINNING at a point in the original southerly boundary line of the land sold and conveyed by Clarence A. Bruce and wife, Nancy Lee Bruce, by deed of record in Book 2292, Page 553, of the Register's Office Davidson County, Tennessee, near a road; thence N. 9 deg. 30' West 600 feet to an iron pin; thence N. 50 deg. 10' West 325 feet to an iron pin; thence N. 47 deg. 15' West 458 feet to an iron pin and the northerly line of the tract herein described and conveyed; thence 56 deg. 45' West and with said line 400 feet to a point; thence South 40 deg. 30' E. 307 feet to 30 inch dead poplar; thence South 57 deg. East 270 feet to an elm stump; thence S. 53 deg. 45' East 369 feet to an iron pin; thence South 26 deg. 30' East 375 feet and crossing the above named road to an iron pin; thence North 75 deg. East 126 feet to the place of beginning.

BEING the same property conveyed to E. G. Binkley and wife, Betty L. Binkley, by deed from M. M. Cunniff et ux, of record in Book 2344, Page 516, Register's Office Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

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 Grantors *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.*

And Grantors *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.*

Witness our *hand*s *this* 1st. *day of* February, *19*71, *the said day and date.*

The actual consideration or transfer or value of property (whichever is greater) is $ 12,950.00
This is equal to the amount which the property would bring at a fair and voluntary sale.

corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on

E. G. Binkley
E. G. Binkley

Betty L. Binkley
Betty L. Binkley

Sworn to and subscribed before me this 1st day of March, 1971

Clayton L. Bradley
NOTARY PUBLIC

My commission expires: July 31, 1972

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E. G. Binkley and wife, Betty L. Binkley,

the within named 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 1st day of February, 19 71.

Clayton B Bracey
Notary Public

Commission expires July 31 1974

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.....

FEB-4-71	CONV	12,950.00				
FEB-4-71	S'TAX		A*	33.54		
FEB-4-71	PR'FEE		A*	.50		
FEB-4-71	W'DEED		A*	3.00	*	37.04

019,241-3

WARRANTY DEED

FROM

E. G. Binkley, et ux

TO

Dorris P. Duke, et ux

B 03933

IDENTIF. REFERENCE

FEB 4 2 58 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

A Division of

Southern Title Insurance Company

P. O. Box 10649

Knoxville, Tennessee

FIDELITY FEDERAL SAVINGS AND
LOAN ASSOCIATION NASHVILLE