ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Walter F. Duke	Walter F. Duke	Map 14
303 Issiac Drive (NAME)	303 Issiac Drive (NAME)	Pc. 76
Goodlettsville, Tenn 37072 (STREET ADDRESS OR ROUTE NUMBER) (CITY) (P. O. ZONE) (STATE)	Goodlettsville, Tenn. 37072 (STREET ADDRESS) (CITY) (ZONE) (STATE)	BOOK 4492 PAGE 617

For and in consideration of the sum of **Five thousand five hundred** DOLLARS cash in hand paid by **Walter F. Duke, and wife, Louise M. Duke,**

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, **Eugene Singer**

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being land in the 14th Civil District of Davidson County, Tennessee, being Lot No. 52 on a survey on Division of No. 2, H. T. Hays Tract, described according to a survey made by D. E. Boner and E. Medlin, December 20, 1963, as follows:

Beginning at a point in the southwest margin of Bidwell Road, 8640.15 feet from the margin of Old Clarksville Pike; thence South 59° west 409 feet to a point; thence South 87° 15' east 105 feet to a point; thence South 3° 30' west 176 feet to a point; thence North 59° east 417.3 feet to a point in the southwest margin of Bidwell Road; thence with the margin of same, North 31° west 202.75 feet to the beginning, containing 2 acres, more or less.

Being part of the property conveyed to Eugene Singer, by deed from Herbert Thurman Hays and wife, as of record in Book 3785, page 665, said Register's Office.

THIS INSTRUMENT PREPARED BY: James L. Smith, HAYNES, SMITH & LENAHAN
142 North Main Street
Goodlettsville, Tenn. 37072

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

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.

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.

Witness our hands this **10th** day of **April** 19**71**

x Eugene Singer

x Mrs. Eugene
Mrs. Mary Jane Singer

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, **G. G. Garrett, Jr.**, a Notary Public in and for said County and State, the within named **Eugene Singer and wife Mary Jane Singer**, the bargainors, 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 **Goodlettsville**, Tennessee, this **10th** day of **April**, 19**71**

Commission expires **7-23-74** Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed

FROM

EUGENE SINGER

To

WALTER F. DUKE, ET UX

REGISTER STAMP BELOW

State of Tenn.,
County of Davidson.
The actual consideration for this transfer or value of property (whichever is greater) is $ 5,500.00, this is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me, this 10th day of April, 1971.
My commission expires 7-31-73
Notary Public.

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

1001

Mail Bank of [illegible]

B 10610

IDENTIF. REFERENCE

APR 12 10 37 AM '71

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

APR 12 F	CONV	*5,500.00				
APR 12 F	S'TAX		A*	14.30		
APR 12 F	PR'FEE		A*	.50		
APR 12 F	W'DEED		A*	3.00	*	17.80