TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS:
Leo F. Duzak and wife, Juliette (NAME)	First Federal Savings (NAME)	Map 104-15
536 River Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Par. 206
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	BOOK 1497 PAGE 704

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

cash in hand paid by Leo F. Duzak and wife, Juliette Duzak

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Mary Jones Elliott, unmarried

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 the west 70 feet of Lot No. 57 on the Map of Sunset Park, as of record in Book 332, page 132, Register's Office for said County.

Said part of said Lot No. 57 fronts 70 feet on the south side of West Ashwood Avenue and runs back between parallel lines, along the east margin of 25th Avenue South, 155 feet to a dead line.

Being the same property conveyed to James Vernon Elliott and wife, Mary Jones Elliott, by deed from John D. Robertson and wife, as of record in Book 1306, page 62, said Register's Office, and the said James Vernon Elliott having since died.

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This conveyance is subject to taxes for 1971.

This is improved ( ) unimproved (X) property, known as 2305 Ashwood Avenue, Nashville, Tennessee
(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 28 day of April, 19 71.

Mary Jones Elliott
Mary Jones Elliott

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, H. G. Baney, a Notary Public in and for said County and State, the within named Mary Jones Elliott, unmarried, the bargainors, 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 Nashville, Tennessee, this 28 day of April, 19 71

Commission expires July 31-1973 Notary Public H. G. Baney

TENNESSEE TITLE COMPANY

Please mail to: Mr. Leo F. Duzak, 536 River Rouge Drive, Nashville, Tenn. 37209

Warranty Deed

FROM
MARY JONES ELLIOTT

To
LEO F. DUZAK AND WIFE,
JULIETTE DUZAK

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

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

1004

BOOK 4497 PAGE 705

I hereby offer this Instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $ 11,360.00

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 26 day of April, 1971

My commission expires: July 31-1973

Notary Public, Acting for the State and County.

B12945

APR 29 2 48 PM '71

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

APR29 CONV 11,360.00
APR29 STAX A* 29.64
APR29 PAFEE A* .50
APR29 WDEED A* 3.00 * 33.14

IDENTIF. REFERENCE