BOOK 4523 PAGE 252

Prepared by Beau F. Folk, Jr., Attorney
[illegible] Union Ave., Nashville, Tenn.

WARRANTY DEED

F-489

BEAU F. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
119-13-153	Austin Wayne Duke 3715 Princeton Avenue Nashville, Tennessee	Fidelity Federal Savings & Loan Fourth & Union Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 4-000705-7
6DA-36292	3006 Louise Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

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 grantee herein to pay, the principal balance now due, plus future interest on a certain note, dated August 24, 1962, in the original principal sum of $4,350.00, payable to Fidelity Federal Savings & Loan Association, in monthly installments of $36.72, including interest at 5% per annum and a 1% service fee, said note being secured by a deed of trust executed by J. A. Vaughn and wife, to Vaden Lackey, Jr., Trustee, as of record in Book 3444, page 319.

AUSTIN WAYNE DUKE and WILLIAM D. NIX
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto AUSTIN WAYNE 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. 19 on the Map of H. G. McNabb's Subdivision, as of record in Book 1130, page 64.

Said Lot No. 19 fronts 70 feet on the easterly side of Louise Drive and runs back 160.4 feet on the north line and 160.2 feet on the south line, to a dead line, measuring 70 feet thereon.

Being the same property conveyed to William D. Nix and Austin Wayne Duke, by deed from Thomas Grady Martin and wife, Norma Faye Martin, as of record in Book 4282, page 400.

This conveyance is made subject to restrictions of record in Book 1318, page 626.

JUL 26	CONV	*5,500.00			
JUL 26	S'TAX		A*	14.30	
JUL 26	PR'FEE		A*	.50	
JUL 26	W'DEED		A*	4.00	* 18.80

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 and 1971 taxes, which have been prorated and assumed by the Buyers.

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 19th day of July, 1971.

William D. Nix

Austin Wayne Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Austin Wayne Duke and William D. Nix 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 Nashville, Tennessee, this, the 19th day of July, 1971.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 23, 1974.

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 $5,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July, 1971

MY COMMISSION EXPIRES July 23, 1974. (AFFIX SEAL)

Notary Public

WARRANTY DEED
REF: mas

FROM
AUSTIN WAYNE DUKE ET AL

TO
AUSTIN WAYNE DUKE

B 24306

IDENTIF. REFERENCE

JUL 26 2 41 PM '71

FELIX [illegible] WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

File 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