THIS INSTRUMENT PREPARED BY: WALLACE B. ROGERS, Attorney at Law
608 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAMES H. DUKE, et ux	SAME	Map 53-B
(NAME)	(NAME) BOOK 4540 PAGE 433	parcel 204
1407 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn (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, receipt of which is hereby acknowledged and other good and valuable consideration,

We, R. EARL COMPTON and wife, FRANCES COMPTON, hereinafter called the GRANTORS *have this day bargained and sold, and do hereby transfer and convey unto the said* JAMES H. DUKE and wife, NANCY R. DUKE, hereinafter called the GRANTEES, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the northerly 40 feet of Lot No. 8 and the southerly 10 feet of Lot No. 9 on the plan of Mrs. Minnie E. Martin's Subdivision, as of record in Book 547, page 137, Register's Office for said County.

Said parts of Lots Nos. 8 and 9 front together 50 feet on the easterly side of Riverside Drive or Boulevard and run back between parallel lines 193.5 feet to an alley.

Being the same property conveyed to R. Earl Compton and wife, Frances Compton, by deed from W. C. Compton and wife, of record in Book 888, page 355, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $17000.00

Subscribed and sworn to before me, this the 21st day of Sept. 19 71

Affiant James H. Duke

My commission expires 4-4 1973 (Affix Seal)

Notary Public Hubert L. Baker

This is ( ) unimproved (X) improved property, known as 1407 RIVERSIDE DR NASHVILLE TENN (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 21st *day of* Sept., 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

R. Earl Compton

Frances Compton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* R. EARL COMPTON and wife, FRANCES COMPTON

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 Madison, *Tennessee, this* 21st *day of* Sept, *19* 71

Robert L. Baker *Notary Public*

Commission expires Aug 4, 1973

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 .....

Mail to: Tennessee Realty COMPANY
Suite 200
Plaza Professional Bldg.
Madison, Tenn. 37115

WARRANTY DEED

FROM

R. EARL COMPTON, et ux

TO

JAMES H. DUKE, et ux

SEP 28 71	CONV	17,000.00				
SEP 28 71	S'TAX		A*	44.20		
SEP 28 71	PR'FEE		A*	.50		
SEP 28 71	W'DEED		A*	4.00	*	48.70

332213

IDENTIF. REFERENCE

Sep 28 12 47 PH '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE