WARRANTY DEED

BOOK 1576 PAGE 973

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jacob Frank Rudy (NAME)	Same (NAME)	Map 62-11
2727 Pennington Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 16
Nashville Tenn 37214 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	3D-50360

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged

We, Aaron W. Duke and wife, Norma M. Duke,

have this day bargained and sold, and do hereby transfer and convey unto the said Jacob Frank Rudy,

his ~~XXXXXXX~~ heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 132 on the Map of Sutherland Heights, Section III, of record in Book 2663, page 117, Register's Office for said County, as follows:

Beginning at a point in the westerly margin of Western Hills Drive at the corner of Lots Nos. 131 and 132; thence with the line between said lots southwesterly 242.4 feet to a corner of Lot No. 133; thence with the line between Lots Nos. 132 and 133, northerly 190 feet to the southerly margin of Crealewood Drive; thence with the margin of the same northeasterly 200 feet to the beginning of a curve; thence around said curve southeasterly 38.08 feet to the westerly margin of Western Hills Drive; thence with the margin of the same southeasterly 132.2 feet to the point of beginning.

Being the same property conveyed to Aaron W. Duke and wife, Norma M. Duke, by deed from Joe W. Anderton and wife, Marie Anderton, of record in Book 2962, page 375, Register's Office for Davidson County, Tennessee.

Possession of property is to be given to grantee on or before May 26, 1972

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27000.00

Subscribed and sworn to before me, this the 15 day of February 19 72

Affiant Frank Rudy

My commission expires: 11-4-74 (Affix Seal)

Notary Public Delvin W. Pedigo at large

This is unimproved ( ) improved ( ) property, known as ..... (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

Jacob Frank Rudy, his ~~XXXXXXX~~,

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

Jacob Frank Rudy, his

~~XXXXXXX~~, heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 15th day of February, 19 72 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Aaron W. Duke

Norma M. Duke

This Instrument Was Prepared By

Delvin W. Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dewey W. Pedigo, a Notary Public in and for said County and State, Aaron W. Duke and wife, Norma M. Duke,

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 15 day of February, 19 72

Dewey W Pedigo Notary Public.

Commission expires 11-4-74

at Large

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.....

WARRANTY DEED

FROM

AARON W. DUKE, ET UX

TO

JACOB FRANK RUDY

FEB 16 72	CONV	27,000.00				
FEB 16 72	S'TAX		A*	70.20		
FEB 16 72	PR'FEE		A*	.50		
FEB 16 72	W'DEED		A*	4.00	*	74.70

B 48677

IDENTIF REFERENCE

FEB 16 9 53 AM '72

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

PEDIGO & SAINDON