This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Gallatin Ave., Nashville, Tenn.

WARRANTY DEED

F-549

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
115-9-57	Mr/Mrs Austin W. Duke 3715 Princeton Avenue Nashville, Tennessee	New Owners BOOK 4581 PAGE 682
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
	Lot No. 163 West Meade Estates	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,

MAR-72	CONV	*4,200.00			
MAR-72	S'TAX		A*	10.92	
MAR-72	PR'FEE		A*	.50	
MAR-72	W'DEED		A*	4.00	* 15.42

BUILDING CORPORATION OF AMERICA, a Tennessee corporation hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto AUSTIN WAYNE DUKE and wife, NANCY L. 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. 163 on the Plan of West Meade Estates, Section 8, as of record in Book 3700, page 31.

Said Lot No. 163 fronts 115 feet on the westerly side of Duquaine Court and extends back 646.6 feet on the northerly line and 542.45 feet on the southerly line to a dead line measuring 155.15 feet thereon.

Being the same property conveyed to Building Corporation of America, a Tennessee corporation, by deed from Metropolitan Land Corporation as of record in Book 4546, page 297.

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.

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 31st day of January, 1972.

BUILDING CORPORATION OF AMERICA,
a Tennessee corporation

By: Horace U. Henley
Horace U. Henley, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4581 PAGE 683

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 ______________________, Tennessee,

this, the ______ day of ______________, 19___.

My commission expires: ______________________ Notary Public

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 $ 4,200.00 Austin Wayne Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 72

MY COMMISSION EXPIRES: July 23, 1974 Reau E. Folk Jr.
(AFFIX SEAL) Notary Public

WARRANTY DEED
REF: VS

FROM

BUILDING CORPORATION OF AMERICA

TO

AUSTIN WAYNE DUKE AND WIFE

B 50950

IDENTIF. REFERENCE

MAR 7 9 08 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared Horace U. Henley MMMM, with whom I am personally acquainted, and who upon oath acknowledged himself to be the President MMMMM, MMMMMMMMMM of Building Corporation of America, a corporation, the bargainor, and that he, as such President MMM, 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 Horace U. Henley as such President, MMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMM

Witness my hand and official seal at Nashville, Tennessee,

this, the 31st day of January, 1972.

My commission expires: July 23, 1974

Reau E. Folk Jr.
Notary Public