BOOK 4581 PAGE 684

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

WARRANTY DEED
F-548

REAU E. FOLK JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
96-6-185	Mr/Mrs Austin W. Duke 3715 Princeton Drive Nashville, Tennessee	Fidelity Federal Savings & Loan 4th & Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 040361-8
3D-58456	2920 Susan 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 grantees herein to pay, the principal balances now due, plus future interest, on two certain promissory notes as follows: (1) one note, dated October 16, 1953, in the original principal sum of $8,000.00, payable to Fidelity Federal Savings & Loan Association, in monthly installments as set forth therein, including interest as set out therein, secured by a deed of trust of record in Book 2222, page 303; and (2) a second note dated November 27, 1963 in the original principal sum of $ 2,377.37 , payable to Old South Development Corporation, being collected by Fidelity Federal Savings & Loan Association, payable according to the terms and conditions thereof, secured by a deed of trust of record in Book 3686, page 527,

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. 95 on the Map of Cloverhill, Section 2, as of record in Book 2133, page 46.

Said Lot No. 95 fronts 75 feet on the southerly side of Susan Drive and extends back between lines 160 feet on the westerly side and 166.2 feet on an irregular line on the easterly side to a dead line in the rear on which it measures 36 feet.

Being the same property conveyed to Building Corporation of America, a Tennessee corporation, by deed from Hershel W. Peppers and Herbert H. Peppers, as of record in Book 4356, page 140.

This conveyance is made subject to restrictions of record in Book 1583, page 423 and in Book 2145, page 262.

MAR-7[illegible]	CONV	*9,164.18			
MAR-7[illegible]	S'TAX		A*	23.92	
MAR-7[illegible]	PR'FEE		A*	.50	
MAR-7[illegible]	W'DEED		A*	4.00	* 28.42

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 1972 taxes, which are 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 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

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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 $ 9,164.18

Affiant Austin Wayne Duke

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

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

WARRANTY DEED

FROM BUILDING CORPORATION OF AMERICA

TO AUSTIN WAYNE DUKE and wife

B 50951

IDENTIF. REFERENCE

MAR 7 9 09 AM '72

FELIX 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, with whom I am personally acquainted, and who upon oath acknowledged himself to be the President of Building Corporation of America, a corporation, the bargainor, and that he, as such President, 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,

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*