This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney

WARRANTY DEED

F- 547

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
	Mr/Mrs Austin W. Duke 3715 Princeton Avenue Nashville, Tennessee	Dobson & Johnson J. C. Bradford Building Nashville, Tennessee
FIELD BOOK NUMBER(S) 26W-465	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3704 Princeton	LOAN OR ACCOUNT NO. 12140 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 balance now due, plus future interest, on a certain note, dated March 20, 1967, in the original principal sum of $12,500.00, payable to Dobson & Johnson, Inc., in monthly installments of $75.00, including interest as set forth in said note, and being secured by a deed of trust executed by Dossie D. Bissinger, Jr., and wife, to Albert Wm. Johnson, Trustee, as of recordin Book 4114, page 54,

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 the easterly part of Lot No. 5 and the westerly part of Lot No. 6 on the Map of J. D. Torrey's Subdivision of Lots Nos. 411 and 503 in Richland Realty Company's Division "C", as of recordin Book 421, page 186, described as follows:

BEGINNING on the northerly margin of Princeton Avenue 30 feet easterly from the corner of Lots Nos. 4 and 5; thence running easterly with the northerly margin of said Avenue 65 feet; thence northerly 67 feet, more or less, to a point in the southerly margin of an alley, said point being 35 feet easterly from the northwest corner of said Lot No. 6; thence westerly with the southerly margin of said alley 60 feet to a point, 20 feet easterly from the corner of Lots Nos. 4 and 5; thence southerly 94 feet, more or less to the beginning.

Being the same property conveyed to Building Corporation of America, a Tennessee corporation, by deed from Horace U. Henley and wife, Betty G. Henley, as of recordin Book 4363, page 413.

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 have been 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

BOOK 4581 PAGE 687

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

MAR-7?? CONV 17,358.97
MAR-7?? STAX A* 45.24
MAR-7?? PRFEE A* 50
MAR-7?? WDEED A* 4.00 * 49.74

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 $17,358.97

Austin Wayne Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 1972

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

WARRANTY DEED

FROM

BUILDING CORPORATION OF AMERICA

TO

AUSTIN WAYNE DUKE and wife

B 50952

IDENTIF. REFERENCE

MAR 7 9 10 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, 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, [redacted] as such [redacted].

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