(This instrument was prepared by James A. Lesemann, Attorney at Law, 320 Gallatin Road, Madison, Tenn. 37115.)

WARRANTY DEED

BOOK 4607 PAGE 430

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Earl Glen Duke et ux	Mortgage Associates, Inc.	44-5
(NAME)	(NAME)	
330 Keaton Ave.	P.O. Box 28146	37
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tenn.	Atlanta, Georgia, 30328	4D-38065
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, JOHN EDD WALKER AND WIFE, MARY K. WALKER, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto ~~the~~ EARL GLEN DUKE AND WIFE, MILDRED JANE DUKE, herein called the grantees, their ~~successors~~, heirs and assigns,

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

Being the southeasterly 71 feet of the northwesterly 88 feet of Lot No. 53 on the unrecorded Map of Scenic View and being designated as Lot "BB" on a map of a resubdivision of certain lots in said Subdivision, and described according to a copy of a survey thereof made by James L. Murphy, Jr., Surveyor, June 2, 1959, as follows:

Beginning at a point in the southwesterly margin of Keeton Avenue, 13 feet northwest from the corner of Lots Nos. 53 and 54; said point being 892.2 feet northwest from a concrete monument set at the beginning of a curve into Hillman Place; thence southwesterly, parallel to the line between Lots Nos. 53 and 54, south 43° 59' west 165 feet to a point; thence north 46° 10' west 71 feet to a point which is 16 feet southeast of the corner of Lots Nos. 52 and 53; thence north 43° 59' east parallel to the line between Lots Nos. 52 and 53, 165 feet to the margin of Keeton Avenue; thence with the margin of the same, south 46° 10' east 71 feet to the point of beginning.

Being the same property conveyed to John Edd Walker and wife, Mary K. Walker, by deed from Randall Phillips and wife, Louise T. Phillips, of record in Book 2962, page 259, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 2908, page 303; said Register's Office; setback line and easement as shown on unrecorded plan.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,000.00

Subscribed and sworn to before me, this the 31st day of May, 19 72

Affiant

My commission expires: 5-10-75 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 330 Keeton Avenue, Old Hickory, Tennessee
(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~~

We *heirs and assigns forever.* we are *covenant that lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as stated herein.

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 hands this 29th day of May, 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.*

Mary K. Walker (Mary K. Walker)

John Edd Walker (John Edd Walker)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* John Edd Walker and wife, Mary K. Walker,

*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 Old Hickory *Tennessee, this* 2nd *day of* May *, 19* 72

Mayme B. Brown *Notary Public*

Commission expires May 10, 1976

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 .....

JUN-6 72 CONV 14,000.00
JUN-6 72 S TAX A* 36.40
JUN-6 72 R FEE A* .50
JUN-6 72 M DEED A* 4.00 * 40.90

B 6 2 1 1 0

IDENTIF. REFERENCE

JUN 6 9 07 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

JOHN EDD WALKER ET UX

TO

EARL GLEN DUKE ET UX

Tennessee

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

PLEASE RETURN TO: Edward Scanlon, Atty., 480 James Robertson Pkwy., Nashville,