BOOK 4620 PAGE 695 FORM NO. WD-5

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,850.00

Andrew B. Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF July 1972.

Notary Public

MY COMMISSION EXPIRES: 11/8/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney, 521 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew B. Duke, et ux (NAME)	HOME FEDERAL SAVINGS & LOAN ASSN. (NAME)	2D 23024
4582 Artelia Drive (STREET ADDRESS OR ROUTE NUMBER)	Main Floor, L & C Tower (STREET ADDRESS)	Map 148-8
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 35

For and in consideration of the sum of Ten and No/100---------- ----------($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Marion Thurman and wife, Eva M. Thurman,

have bargained and sold, and by these presents do transfer and convey unto the said Andrew B. Duke and wife, Frances J. Duke

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Oakwood Terrace Subdivision, Section 1, as of record in Book 4460, pages 54 and 55, Register's Office for said County.

BEGINNING at a point in the northerly margin of Hawaiian View, said point being the common corner of Lots 33 and 82; thence with the line between said two lots, northwardly 108.05 feet to a point; thence westwardly 99.53 feet to the easterly margin of Artelia Drive; thence with the easterly margin of Artelia Drive, Southwardly 83.16 feet to the beginning of a curve; thence around said curve, which has a radius of 25 feet, southeastwardly 31.67 feet to a point on the northerly margin of Hawaiian View; thence with the northerly margin of said Hawaiian View, eastwardly 90.13 feet to the point of beginning.

Being part of the same property conveyed to Marion Thurman and wife, Eva M. Thurman by deed from Carolyn Rains Stephens et al, of record in Book 4441, page 9, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4559, page 72, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 4582 Artelia Drive, Antioch, Tennessee 37013
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 20th day of July, 1972

Eva M. Thurman
Eva M. Thurman

Marion Thurman
Marion Thurman

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marion Thurman and wife, Eva M. Thurman

the bargainors, 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 20th day of July 1972

Commission expires 11/8/75

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM MARION THURMAN, ET UX

TO ANDREW B. DUKE, ET UX

B 6 8 2 6 0

IDENTIF. REFERENCE

JUL 21 8 26 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to Andrew B. Duke
4582 Carlisle Ave
Nashville, Tenn 37013

JUL 21 72	CONV	18,850.00			
JUL 21 72	S'TAX		A*	48.88	
JUL 21 72	PR'FEE		A*	.50	
JUL 21 72	W'DEED		A*	4.00	* 53.38