WARRANTY DEED

BOOK 4621 PAGE 472

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leo F. Duzak (NAME)	Fidelity Federal Savings (NAME)	
536 River Rouge Dr. (STREET ADDRESS OR ROUTE NUMBER)	4th ave & Union (STREET ADDRESS)	104-5
Nashville Tenn 37209 (CITY) (P. O. ZONE) (STATE)	Nashville Tennessee (CITY) (ZONE) (STATE)	358

FOR AND IN CONSIDERATION of the sum of SEVENTY-FIVE HUNDRED AND NO/100 ($7500.00) *Dollars,*

cash in hand paid, receipt of which is hereby acknowledged.

I, Dewey W. Pedigo, Executor of the estate of Dora Ina Ricketts,

have this day bargained and sold, and do hereby transfer and convey unto the said Leo F. Duzak and wife, Juliette H. Duzak, their ~~XXXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 270 on the Map of the Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, page 92, Register's Office for said County, being the same as Lot No. 270 on the Plan of Richland Realty Company's First Addition to Subdivision "B," as of record in Book 332, page 174, said Register's Office.

Said Lot No. 270 fronts 50 feet on the westerly side of Park Circle and runs back 205 feet on the north line and 211.6 feet on the south line to an alley and shows 75.5 feet on said alley.

Being the same property conveyed to L. L. Ricketts and wife, Dora I. Ricketts, by deed from Silas Collins and wife, Marie R. Collins, of record in Book 2272, page 87, Register's Office for Davidson County, Tennessee. The said L. L. Ricketts predeceased his wife, Dora I. Ricketts, who is now deceased. Dora I. Ricketts and Dora Ina Ricketts are one and the same person. By will of Dora Ina Ricketts of record in Will Book 103, page 6, County Court Clerk's Office for Davidson County, Tennessee, Dewey W. Pedigo was named as Executor with full authority to convey said real property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,500.00

Subscribed and sworn to before me, this the 24 day of July 19 72

Affiant

My commission expires: My Commission Expires JULY 31, 1974 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (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

Leo F. Duzak and wife, Juliette H. Duzak, their ~~XXXXXXX~~ *heirs and assigns forever.* I *covenant that* I, as Executor, am *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 1972 taxes which have been prorated and will be paid by the grantee. I *further covenant and bind* will, and my successors, myself as Executor under the/ ~~XXXXXXXXXXXXXX~~ *to warrant and forever defend the title to said real estate to said*

Leo. F. Duzak and wife, Juliette H. Duzak, their ~~XXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 21 *day of* July, 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.*

Dewey W. Pedigo

Dewey W. Pedigo, Executor under the Will of Dora Ina Ricketts, deceased

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

K 4621

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert L. Taylor, a Notary Public in and for said County and State, Dewey W. Pedigo

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he, as Executor under the will of Dora Ina Ricketts, deceased, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of July, 1972.

Commission expires 2-1-75 Robert L. Taylor Notary Public

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 _____

JUL 24 72 CONV *7,500.00

JUL 24 72 S TAX A* 19.50

JUL 24 72 PR FEE A* .50

JUL 24 72 W DEED A* 4.00 *. 24.00

2212.73-2

WARRANTY DEED

FROM
DEWEY W. PEDIGO, Executor under the Will of Dora Ina Ricketts, Deceased

TO
LEO F. DUZAK, ET UX

B 68649

IDENTIF. REFERENCE

JUL 24 3 06 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
American Trust Bldg.—S.W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON