WARRANTY DEED

BOOK 4650 PAGE 989

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leo F. Duzak (NAME)	Fidelity Federal (NAME)	104-11 Map
2539 Blair Blvd. (STREET ADDRESS OR ROUTE NUMBER)	5200 Charlotte Ave. (STREET ADDRESS)	310 Par
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	pd

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

and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Eleanor M. Graham, a Widow,

have this day bargained and sold, and do hereby transfer and convey unto the said Leo F. Duzak and wife Juliette H. Duzak, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the westerly one-half of lot No. 84 on the Map of Sunset Park, as of record in book 332, page 132, Register's Office for said County.
Said part of lot No. 84 fronts 50 feet on the southerly side of Blair Boulevard and runs back between parallel lines 160.5 feet to the northerly line of lot No. 77.

Being the same property conveyed to A. W. Graham and wife, Eleanor M. Graham, by deed from John M. Lee, Jr., of record in book 3982, page 599, Register's Office for Davidson County, Tennessee, the said A. W. Graham having since died.

It is hereby agreed and understood that Leo F. Duzak and Leo Duzak is one and the same person.

It is hereby agreed and understood that Juliette H. Duzak and Juliette Duzak is one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $15,150.00

Subscribed and sworn to before me, this the 27th day of October 19 72

Affiant

My commission expires: Jan 26, 1976 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2539 Blair Blvd., Nashville, 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 Leo F. Duzak, and wife, Juliette H. Duzak, their

(successors), heirs and assigns forever. I covenant that I 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.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Leo F. Duzak and wife Juliette H. Duzak, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 27th *day of* October, 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.*

Eleanor M. Graham

Eleanor M. Graham

This Deed Prepared by: Harry M. Boyko, Jr., 909 Neuhoff Lane, Nash., Tenn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, HARRY M. BOYKO, JR *, a Notary Public in and for said County and State,* Eleanor M. Graham

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 27th *day of* Oct *, 19*72

Harry M. Boyko *Notary Public*

Commission expires Jan 26, 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 .....

OCT 31 72	CONV	15,150.00				
OCT 31 72	S'TAX		A*	39.26		
OCT 31 72	PR'FEE		A*	.50		
OCT 31 72	W'DEED		A*	4.00	*	43.76

020,478-3

WARRANTY DEED

FROM

Eleanor M. Graham

TO

Leo F. Duzak et ux

MIDDLETY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

IDENTIF. REFERENCE

OCT 31 9 49 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2650
NASHVILLE, TENNESSEE