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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF January, 1973.

Notary Public

MY COMMISSION EXPIRES: Jan 3, 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
A. Braden Floyd, Jr., Attorney, 338 White Bridge Rd., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe C. Ortwein et ux (NAME)	Same (NAME)	9D-4847
116 Cross Timbers Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 142-2
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 47 M.C.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles E. Dukes and wife, Jacklynn T. Dukes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe C. Ortwein and wife, Mary Ella Ortwein

HEREINAFTER CALLED THE GRANTEES, 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. 63 on the Plan of Cross Timbers, Section 2, as of record in Book 3700, page 92, Register's Office for said County.

SAID Lot No. 63 fronts 93.60 feet on the easterly side of Cross Timbers Drive and extends back 208.8 feet on the northerly line and 158.2 feet on the southerly line to a dead line, in the rear, which is a broken line, measuring a total of 174.5 feet thereon.

BEING the same property conveyed to Charles E. Dukes and wife, Jacklynn T. Dukes by deed from Alvin W. Terrell & Son, Inc. by deed of record in Book 4326, page 785, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 116 Cross Timbers Drive Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 30th day of January, 19 73

Charles E. Dukes

Jacklynn T. Dukes

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Dukes and wife, Jacklynn T. Dukes

the 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 Nashville, Tennessee, this 30 day of January 1973

Commission expires 1-31-76

Dorothy M. Bass
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 CHARLES E. DUKES AND WIFE, JACKLYNN T. DUKES

TO JOE C. ORTWEIN AND WIFE, MARY ELLA ORTWEIN

893370

IDENTIF. REFERENCE

FEB 1 2 16 PM '73

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-1[illegible]	CONV	37,600.00		
FEB-1[illegible]	STAX		A* 97.76	
FEB-1[illegible]	PRFEE		A* .50	
FEB-1[illegible]	WDEED		A* 4.00	* 102.26