THIS INSTRUMENT PREPARED BY B. R. KENNEDY, JR., ATTOPNEY, 921-STAHLMAN BUILDING

BOOK 4685 PAGE 519 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,100.00

x Ronnie Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 19 73

M. L. Randell
Notary Public

MY COMMISSION EXPIRES: 11/19/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia L. Mallernee (NAME)	SAME (NAME)	13D21300
902-Stahlman Building, (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 34.2
Nashville, Tenn. (37201) (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, RONNIE DUKE AND WIFE, CAROL DUKE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JULIA L. MALLERNEE, A WIDOW,

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 part of Lot No. 10 on the Plan of H. E. Simpkins' Division of the L. G. Curtis Lands, of record in Book 547, page 39, Register's Office for said County, described according to a survey by D. E. Boner, Surveyor, dated November 29, 1963, as follows:
Beginning at a point in the southerly margin of Lincoln Avenue, being North 58^0 west 180 feet from the common corners of Lots Nos. 8 and 10 in said subdivision; thence south 32^0 west 200 feet to a point; thence north 58^0 west 60 feet to a point; thence north 32^0 east 200 feet to a point in the south margin of Lincoln Avenue; thence along said margin south 58^0 east 60 feet to the point of beginning.
Being the same property conveyed to Ronnie Duke and wife, Carol Duke, by deed from C. W. Burns and wife, Helen L. Burns, of record in Book 4025, page 85, said Register's Office.

This conveyance is made subject to a deed of trust executed by James D. Cole and wife, Patricia Ann Cole, to Vaden Lackey, Jr., Trustee, of record in Book 3751, page 441, said Register's Office, the present principal balance of same being in the amount of $9,614.59.
This conveyance is also made subject to easement for sanitary sever from Ronnie Duke, et ux, to Metro Government of record in Book 4058, page 814, Register's Office for Davidson County, Tennessee.

This is improved ( ) unimproved ( ) property, known as 3227-Lincoln Avenue, 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 28th day of February, 19 73

Ronnie Duke
RONNIE DUKE

Carol Duke
CAROL DUKE

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, M. L. RANDALL, a Notary Public in and for said County and State, the within named RONNIE DUKE AND WIFE, CAROL DUKE

the bargainor S, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 28th day of FEBRUARY, 1973.

Commission expires 11/19/75

M. L. Randall
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

RONNIE DUKE AND WIFE,

CAROL DUKE

TO

JULIA L. MALLERNEE

B 96869

IDENTIF. REFERENCE

MAR 5 8 57 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

PLEASE MAIL TO
CUMBERLAND REALTY COMPANY
902-STAHLMAN BUILDING
NASHVILLE, TENNESSEE (37201)

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR-5	CONV	13,100.00				
MAR-5	S'TAX		A*	34.06		
MAR-5	PR'FEE		A*	.50		
MAR-5	W'DEED		A*	4.00	*	38.56