WARRANTY DEED

BOOK 4727 PAGE 216

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.& Mrs. Charles C. Duke	First Federal Savings & Loan	
(NAME)	(NAME)	
2650 Willowbranch Drive	Fourth & Union Sts.	Map 149-4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	Par 129
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the balance due on a note secured by a Deed of Trust, of record in Book 4542, page 139, Register's Office of Davidson County, to First Federal Savings & Loan Association.

We, Larry J. Arnold and wife, Judy H. Arnold

have this day bargained and sold, and do hereby transfer and convey unto the said

Charles C. Duke and wife, Dorotha M. Duke,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 512 on the Plan of Edge-O-Lake Estates, Section VII, as of record in Book 3700, page 79, Register's Office for said County.

SAID Lot fronts 110.22 feet on the northwesterly side of Willowbranch Drive and runs back 109.96 feet on the northeasterly line and 142.09 feet on the southwesterly line, to a dead line in the rear on which it measures 50.05 feet.

BEING the same property conveyed to Larry J. Arnold and wife, Judy H. Arnold, by deed from John M. Ricker and wife, Nancy R. Ricker, of record in Book 4542, page 137, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 36,000.00

Subscribed and sworn to before me, this the 10th day of July, 19 73

Affiant x Charles C. Duke

My commission expires: 2-1-75 (Affix Seal)

Notary Public John Williams

This is (unimproved ( ) improved (x)) property, known as 2650 Willowbranch Drive 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

Charles C. Duke and wife, Dorotha M. Duke,

their *(successors),*

heirs and assigns forever. We *covenant that* we are *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 as of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles C. Duke and wife, Dorotha M. Duke,

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 10th day of July, 19 73 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Larry J. Arnold

Judy H. Arnold

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John Williams, a Notary Public in and for said County and State, Larry J. Arnold and wife, Judy H. Arnold,

the within named 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 10th day of July, 19 73.

John Williams
Notary Public

Commission expires 2-1-75

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 11 73 CONV 36,000.00
JUL 11 73 S'TAX A* 93.60
JUL 11 73 PR'FEE A* .50
JUL 11 73 W'DEED A* 4.00 * 98.10

WARRANTY DEED

FROM

Larry J. Arnold and wife, Judy H. Arnold,

TO

Charles C. Duke and wife, Dorotha M. Duke

C 14975

IDENTIF. REFERENCE

JUL 11 4 06 PM '73

DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE