BOOK 4738 PAGE 17

This instrument prepared by:
Roy A. Miles, Jr.
415 Nashville Trust Building
Nashville, Tenn. 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Harold Duke (NAME)	Lomas & Nettleton Company (NAME)	Map 142-11-42
501 Holly Hill Court (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par. 9D 26110
Nashville, Tenn. 37221 (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Va. 23451 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Nine Thousand Four Hundred Eighty-Nine and 80/100 ($9,489.80)----------*DOLLARS* cash in hand paid and for the further consideration of the Grantees herein agreeing and assuming to pay the balance owing on a deed of trust, according to its terms, provisions and conditions, in the sum of Thirty-Five Thousand Twenty-One and 06/100 ($35,021.06) Dollars, executed by Grantors herein to Murphree Mortgage Company (Lomas & Nettleton) of record in Book 4486, page 90, Register's Office for Davidson County, Tennessee, which deed of trust is made a part of this conveyance by reference as fully as if copied verbatim herein,

we, David L. Hudson and wife, Carol Ann Hudson
have bargained and sold, and by these presents do transfer and convey unto the said James Harold Duke and wife, Madonna Traylor Duke, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 90 on the plan of Valley West, Section 2, of record in Book 3600, page 86, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Holly Hill Court, corner of Lots 90 and 91; thence with the margin of same, southeastwardly 100 feet to a monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve, southeastwardly 39.27 feet to a monument in the northwest margin of Patten Lane; thence with the margin of the same, southwestwardly 147.0 feet to a monument at the common corner of Lots 89 and 90; thence with the line between said lots northwestwardly 131.69 feet to a point at the rear corner of Lots 90 and 91; thence with the line between said lots, northeastwardly 182.82 feet to the point of beginning.

Being the same property conveyed to David L. Hudson and wife, Carol Ann Hudson, by deed from C & S Builders, Inc., of record in Book 4486, page 88, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 44,600.00

Subscribed and sworn to before me, this the 13th day of August, 1973

My commission expires: 4/27/76 (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved (X) property, known as 501 Holly Hill Court Nashville
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Harold Duke and wife, Madonna Traylor Duke their *heirs and assigns, forever.*

And we *do covenant with the said* James Harold Duke and wife, Madonna Traylor Duke *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.*

And we, David L. Hudson and wife, Carol Ann Hudson *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James Harold Duke and wife, Madonna Traylor Duke, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 15th *day of* August, *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.*

David L. Hudson

Carol Ann Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy L Anderson, a Notary Public in and for said County and State, the within named David L. Hudson and wife, Carol Ann Hudson

the 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 15th day of August, 19 73

Judy L Anderson
Notary Public.

Commission Expires April 27, 1976

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., 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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

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WARRANTY DEED

FROM

DAVID L. HUDSON, ET UX

TO

JAMES HAROLD DUKE, ET UX

C 19931

IDENTIF. REFERENCE

AUG 16 1 40 PM '73

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201

AUG 16	CONV	44,600.00			
AUG 16	ST TAX		A*	115.96	
AUG 16	PR FEE		A*	.50	
AUG 16	W DEED		A*	8.00	* 124.46