(This instrument was prepared by [illegible], Attorney at Law, 320 Gallatin Road, Madison, Tennessee, 37115)

BOOK 4752 PAGE 489

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry K Duke Et ux (NAME)	Larry K. Duke & wife, Joan R. Duke (NAME)	
1402 Bryan ST (STREET ADDRESS OR ROUTE NUMBER)	1402 Bryan ST (STREET ADDRESS)	53-2
Old Hickory TENN. (CITY) (P. O. ZONE) (STATE)	Old Hickory TENN (CITY) (ZONE) (STATE)	33 F01

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

cash in hand paid by the grantees hereinafter named and other good and viluable considerations, the receipt of which is hereby acknowledged,

I, J. H. BRYAN, (unmarried) hereinafter called the grantor ,

have this day bargained and sold, and do hereby transfer and convey unto LARRY K. DUKE AND WIFE, JOAN R. DUKE, herein called the grantees,

~~heirs~~ heirs and assigns, *certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 279-A on the Plan of the Village of Old Hickory, Section C-2, as shown on the Plan of Re-Subdivision of Parcel "B" Section C-2, of record in Book 1835, page 53, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the corner of Lots Nos. 279, 280, 279-A, and 280-A, thence with the line between Lots Nos. 279 and 279-A, Northerly 55 feet to the corner of Lots Nos. 278, 279, 278-A and 279-A; thence with the line between Lots Nos. 278-A and 279-A, Westerly 187.8 feet; thence with a curve having a radius of 150 feet, Southwesterly 37.6 feet; thence South 44° 40' West 34.5 feet to the corner of Lots Nos. 279-A and 280-A; thence with the line between said two lots, easterly 234.4 feet to the beginning.

Being the same property conveyed to J. H. Bryan by deed from Aaron Pendley, Widower, of record in Book 2998, page 257, 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 $ [illegible]

Subscribed and sworn to before me, this the 1 day of October 1973

Affiant Larry K Duke

My commission expires: (Affix Seal)

Notary Public [illegible]

This is improved ( ) unimproved ( ) property, known as (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 grantees, their ~~heirs~~ *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* grantees, their ~~heirs~~ *(heirs and assigns, against the lawful claims of all persons.*

Witness My *hand* 1 *this* 1 *day of* ~~September~~ October, 1973, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. H. Bryan

(J. H. BRYAN)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* J. H. Bryan, unmarried

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

Witness my hand and official seal at Madison *Tennessee, this* 1 *day of* ~~September~~ October, *19* 73.

Paul O'Kenney *Notary Public*

Commission expires ~~OCTOBER 27, 1977~~ 7-27-77

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 .....

RETURN TO: RAMSAY REALTY
P. O. BOX 282 MADISON TENN. 37115

WARRANTY DEED

FROM

J. H. BRYAN

TO

LARRY K. DUKE AND WIFE,

JOAN R. DUKE

OCT-4 75	CONV	*	600.00				
OCT-4 75	S'TAX			A*	1.56		
OCT-4 75	PR'FEE			A*	.50		
OCT-4 75	W'DEED			A*	4.00	*	6.06

C 2 6 5 1 '0

IDENTIF. REFERENCE

Oct 4 10 58 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115

Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS