BOOK 1769 PAGE 741

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,500.00

Danny G. Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 19 73.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS 112 Stahlman Building, Nashville, Tennessee-37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny G. Duke (NAME)	Hamilton Mortgage Corporation (NAME)	Map 21-6
3852 Old Clarksville Highway (STREET ADDRESS OR ROUTE NUMBER)	6065 Roswell Road, N. E. (STREET ADDRESS)	14D-22310
Joelton, Tennessee-37080 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (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, GWYNE D. ELLIS and wife, CATHERINE K. ELLIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANNY G. DUKE and wife, LINDA WARICK DUKE

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, described according to a survey made by John Kohl, Registered Land Surveyor, dated November 27, 1973, as follows:

BEGINNING in the center of Old Clarksville Highway at the southwest corner of the property conveyed to Gwyne D. Ellis and wife, of record in Book 3677, page 203, thence north 7° west 241.4 feet; thence south 81° east 35 feet; thence south 7° west 11.3 feet; thence south 82° east 35 feet; thence south 7° west 236 feet to the center of Old Clarksville Highway; thence with the center of the same North 77° west 70 feet to the beginning.

BEING the same property conveyed to Gwyne D. Ellis and wife, Catherine K. Ellis by two deeds from Minnie Ford, a widow, of record in Book 3677, page 203, and Book 3105, page 192, Register's Office for Davidson County Tennessee.

This is improved (X) unimproved ( ) property, known as 3852 Old Clarksville Highway, Joelton, Tennessee-37080
(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 November, 19 73

Gwyne D. Ellis
Gwyne D. Ellis

Catherine K. Ellis
Catherine K. Ellis

BE/CA

STATE OF TENNESSEE
Davidson County

BOOK 4769 PAGE 742

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gwyne D. Ellis and wife, Catherine K. Ellis

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 30th day of November 19 73.

Commission expires 8-9-75

Betty D. Chrisman
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

GWYNE D. ELLIS, ET UX

TO

DANNY G. DUKE, ET UX

C 3 4 0 8 2

IDENTIF. REFERENCE

DEC 5 11 13 AM '73

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Rec'd
WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201
Box 8

DEC-5	CONV	15,500.00				
DEC-5	S'TAX		A*	40.30		
DEC-5	PR'FEE		A*	.50		
DEC-5	W'DEED		A*	4.00	*	44.80