(This instrument was prepared by Ross A. Lemons, Attorney at Law, 320 Gallatin Road, Madison, Tenn. 37115.)

WARRANTY DEED

BOOK 4779 PAGE 321

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald B. Dukes	Fidelity Federal Savings & Loan Assoc.	
(NAME) 705 Yowell Avenue	(NAME) 401 Union Street	43-14 154
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid by the grantee hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantee of the unpaid balance in the amount of $4,577.80 of an indebtedness payable to Fidelity Federal Savings and Loan Association of Nashville, and secured by a deed of trust of record in Book 3980, page 465, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantee does hereby agree to assume and promise to pay,

We, G. W. HIRE AND WIFE, LULA MAE HIRE, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto ~~HIMSELF~~

DONALD B. DUKES,

herein called the grantee, his ~~HERSELF~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 22 and the westerly one-half of Lot No. 21 of Block "G" on the Revised Plan of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for said County.

Said Lot No. 22 and part of Lot No. 21 front together 75 feet on the northerly side of Yowell Avenue and extend back between parallel lines 145 feet on the east line and 135 feet, more or less, on the west line to a dead line in the rear.

Being part of the same property conveyed to G. W. Hire and wife, Lula Mae Hire, by deed from James E. Crain and wife, Helen R. Crain, of record in Book 3980, page 461, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in Book 1380, page 88; setback line and easements shown on Plan of record in Book 1130, page 85; said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,500.00

Subscribed and sworn to before me, this the 12 day of November 1973

Affiant G. W. Hire

My commission expires Feb. 12 1974 (Affix Seal)

Notary Public B. R. Lewis

This is ~~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 grantee, his ~~HERSELF~~, 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 stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantee, his ~~HERSELF~~, heirs and assigns, against the lawful claims of all persons.

Witness our hands this 12th day of November, 1973, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lula Mae Hire (Lula Mae Hire)

G. W. Hire (G. W. Hire)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* G. W. Hire and wife, Lula Mae Hire,

the within named 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* 27th *day of* November, *19* 73

Commission expires Feb 12 1974 B. G. Glenn *Notary Public*

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*.....

Commission expires ..... *Notary Public*

JAN-9[illegible] CONV 10,500.00
JAN-9[illegible] $TAX A* 27.30
JAN-9[illegible] PRFEE A* .50
JAN-9[illegible] WDEED A* 4.00 * 31.80

WARRANTY DEED

FROM G. W. HIRE ET UX

TO DONALD B. DUKES

C 37845

IDENTIF. REFERENCE

JAN 9 9 37 AM '74

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