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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 1974

Notary Public

MY COMMISSION EXPIRES: 4-25-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attys., P. O. Box 15803, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Lee Duke (NAME)	First Federal Savings & Loan (NAME)	OH 245
4312 Prescott Drive (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue North (STREET ADDRESS)	Map 132 7
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 36

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, SYLVIA R. BINKLEY and husband, WILLIAM R. BINKLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL LEE DUKE and wife, KATHLEEN R. 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, being Lot No. 26 on the plan of Southmeade, of record in Plan Book 1835, pages 118 and 119, Register's Office for said County.

SAID Lot No. 26 fronts 207 feet on the easterly margin of Prescott Road and extends back 244.1 feet on the southerly line and 190 feet on the northerly line to a dead line, which is a broken line, in the rear measuring 215.3 feet thereon.

BEING the same property conveyed to Sylvia R. Binkley by deed from Clarence N. Newsom and wife, Margaret Newsom of record in Book 3981, page 665, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to First Federal Savings and Loan Association of record in Book 4168, page 105, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This conveyance is subject to all restrictions, easements, or other encumberances which are matters of public record.

This is unimproved ( ) improved (X) property, known as 4312 Prescott Road, Nashville, Tennessee
(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 hands this 1st day of March, 19 74

William R. Binkley

Sylvia R. Binkley

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William R. Binkley and wife, Sylvia R. Binkley

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 Hixon, Tennessee, this 1st day of March 19 74.

Commission expires 4-4-77

Charlotte D. Porter
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

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WARRANTY DEED

FROM

SYLVIA R. BINKLEY ET VIR

TO

MICHAEL LEE DUKE ET UX

C 4 4 2 1 7

IDENTIF. REFERENCE

MAR 4 2 59 PM '74

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

MAR-4-74	CONV	26,750.00			
MAR-4-74	S'TAX		A*	69.42	
MAR-4-74	PR'FEE		A*	.50	
MAR-4-74	W'DEED		A*	4.00	* 73.92

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
P. O. BOX 15303
NASHVILLE, TENNESSEE 37215

Lewis
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