BOOK 4793 PAGE 646

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,500.00

Mitchell R. Fortune
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF February 1974.

John W. Adams
Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, ATTORNEYS, 112 STAHLMAN BUILDING, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mitchell R. Fortune (NAME)	The Lomas & Nettleton Company (NAME)	4D-33152
6017 Plantation Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	Map 74-12
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Va. 23451 (CITY) (STATE) (ZIP)	Par. 92

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, CARLOS E. DUKE and wife, ANN M. DUKE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MITCHELL R. FORTUNE and wife, LORENE S. FORTUNE

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. 518 on the plan of Hermitage Hills, Section 5, of record in Plan Book 3300, page 1 and 2, Register's Office for said County.

SAID Lot No. 518 fronts 85 feet on the easterly margin of Plantation Drive and extends back 155 feet on the northerly line and 150 feet on the southerly line to a dead line in the rear, measuring 67.12 feet thereon.

BEING the same property conveyed to Carlos E. Duke and wife, Ann M. Duke by deed from Brian K. Elliott and wife, Dorothy H. Elliott of record in Book 3840, page 754, Register's Office for Davidson County, Tennessee.

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

This is ( ) unimproved ( ) improved property, known as 6017 Plantation Drive, Hermitage, 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 hand s this 20 day of February, 1974

Carlos E. Duke

Ann M. Duke

WD-1B

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 Carlos E. Duke and wife, Ann M. Duke

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 20 day of February 1974.

Commission expires 8-9-75

Betty D. Ehrenman
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
CARLOS E. DUKE et ux

TO
Mitchell R. Fortune, et ux

C 44379

IDENTIF. REFERENCE

Mar 5 3 23 PM '74
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR-5-74	CONV	25,500.00			
MAR-5-74	S'TAX		A*	66.30	
MAR-5-74	PR'FEE		A*	.50	
MAR-5-74	RDEED		A*	4.00	* 70.80

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Return to Box 8
WILKINS & ADAMS
ATTORNEYS AT LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201