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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 $ 2,600.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15 DAY OF March, 1974

Notary Public

MY COMMISSION EXPIRES: 2-6-78

(AFFIX SEAL)

mailto

THIS INSTRUMENT WAS PREPARED BY
ROBERT F. SPANN, ATTY., 325 PLUS PARK BLVD., NASHVILLE, TENN. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVE DUKE, et ux (NAME)	Same (NAME)	Map 43-12
140 Rio Vista Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 28
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	(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, JAMES M. DUKE & WIFE, ELVA L. DUKE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVE DUKE & WIFE, DEBRA L. 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:

BEING Lot No. 23 and the south 10 feet of Lot No. 24 of Block "B" on the Revised Plan of Myatt-Eagan Subdivision of Lot No. 8 and the west part of Lot No. 9 of Anderson Estates, as of record in Book 1424, Page 107, Register's Office for said County.

SAID Lot No. 23 and part of Lot No. 24 front together 60 feet on the westerly side of Rio Vista Drive and run back 142 feet, more or less, on the northerly line and 149.6 feet on the southerly line to a dead line, measuring 60.46 feet thereon.

BEING the same property conveyed to James M. Duke and wife, Elva L. Duke, by Deed from James E. Trout, unmarried, of record in Book 4400, Page 728, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 140 (House Number) Rio Vista Drive (Street) Madison, Tennessee 37115 (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 21 day of March, 19 74

ELVA L. DUKE — JAMES M. DUKE

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Robert F. Spann, a Notary Public in and for said County and State, the within named JAMES M. DUKE & WIFE, ELVA L. DUKE

the bargainors, 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 21 day of March, 1974.

Commission expires 2-5-77

Robert F. Spann
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
JAMES M. DUKE & WIFE,
ELVA L. DUKE

TO
STEVE DUKE & WIFE,
DEBRA L. DUKE

THIS INSTRUMENT PREPARED BY:
ROBERT F. SPANN, ATTORNEY
325 PLUS PARK BOULEVARD
SUITE 100
NASHVILLE, TENNESSEE 37217

C 4 6 7 0 3

IDENTIF. REFERENCE

MAR 22 4 44 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR22 CONV *7,600.00
MAR22 STAX A* 19.76
MAR22 PBFEE A* .50
MAR22 WDEED A* 4.00 * 24.26