BOOK 1799 PAGE 13

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	FIRST FEDERAL SAVINGS AND LOAN (NAME)	104-15
(STREET ADDRESS OR ROUTE NUMBER)	UNION AT FOURTH (STREET ADDRESS)	221
(CITY) (STATE) (ZIP CODE)	NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged; I,

MAR 25 CONV 25,000.00
MAR 25 S'TAX A* 65.00
MAR 25 PR'FEE A* .50
MAR 25 W'DEED A* 4.00 * 69.50

Hazel R. Hopkins, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said THOMAS J. DUCKLO, UNMARRIED

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 20 on the Map of H. P. Jacob's Subdivision of the W. M. Manly Tract, called Hillsboro Place of record in Book 547, page 27, Register's Office for said County.

Said Lot No. 20 fronts 60 feet on the southerly side of Ashwood Avenue, formerly Hillsboro Place and runs back between parallel lines 125 feet to a dead line.

Being the same property conveyed to H. B. Hopkins and wife, Hazel R. Hopkins by deed from Martin L. Coker and wife, of record in Book 1389, page 673, Registers' Office for Davidson County, Tennessee. The said H. B. Hopkins having since died.

This conveyance is subject taxes for 1974 applicable to said property.

unimproved ( )
This is improved (xx) property, known as 2113 Ashwood Avenue, Nashville, Tennessee 37212
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 22nd day of March, 1974.

Hazel R. Hopkins

HAZEL R. HOPKINS

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hazel R. Hopkins, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of March, 1974.

My commission expires 1-17-77 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 25,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Thomas J. Ducklo

Sworn to and subscribed before me this 22nd day of March, 1974.

My commission expires 1-17-77 Notary Public

File First Federal

This instrument was prepared by:

This instrument prepared by

Name STEPHENSON, LACKEY & HOLMAN Address

First Federal Building
Nashville, Tennessee 37219

WARRANTY DEED

FROM

HAZEL R. HOPKINS,

UNMARRIED

TO

THOMAS J. DUCKLO,

UNMARRIED

C 46926

IDENTIF. REFERENCE

MAR 25 2 08 PM '74

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

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290