BOOK 1824 PAGE 575 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Charles T. Dukes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11 DAY OF June 19 74

Notary Public

MY COMMISSION EXPIRES: 11 [illegible] 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William G. Traber, Attorney 217 Shady Grove Rd. Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles T. Dukes (NAME)	Lovell & Malone (NAME)	
206 Bonnabrook Dr. (STREET ADDRESS OR ROUTE NUMBER)	336 4th Avenue North (STREET ADDRESS)	75-13
Hermitage, Tennessee (CITY) (STATE) 37076 (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	21

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, Ronald G. Toy and wife, Clara M. Toy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles T. Dukes and wife Penny B. Dukes

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, Tennesse, described as follows:

Being Lot No. 451 on the Plan of Section V, Hermitage Hills, of record in Book 3300, pages 1 and 2, Register's Office for said County.

Said part of the property conveyed to Gregory Homes, Inc., by deed from Miller Kimbrough, Trustee, of record in Book 3284, page 331, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument in favor of Lovell & Malone.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is unimproved ( ) improved (X) property, known as 206 Bonnabrook Dr. Nashville, Tennessee 37076
(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 11 day of June, 19 74

Ronald G. Toy

Clara M. Toy

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 Ronald G. Toy and wife Clara M. Toy

the bargainors, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11 day of June 19 74

Commission expires 11-20-1976

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
Ronald G. Toy et ux

TO
Charles T. Dukes et ux

C 5 8 5 4 2

T
IDENTIF. REFERENCE

JUN 13 11 16 AM '74

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214

JUN 13 72	CONV	25,499.00			
JUN 13 72 S'TAX			A*	66.30	
JUN 13 72 PR'FEE			A*	.50	
JUN 13 72	W'DEED		A*	4.00	* 70.80