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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	FIRST FEDERAL (NAME) UNION AT FOURTH	105-13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) NASHVILLE TN 37219	269
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	PW

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 are hereby acknowledged; I,

Rebecca Duke, UNMARRIED,

have bargained and sold, and by these presents do transfer and convey unto the said Elmer C. Duke, Jr. and wife, Helen S. Duke,

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

Being the easterly fifty (50) feet of Lot number 81 in the Waverly Land Company's Plan as recorded in Book 57, page 95, R.O.D.C., Tennessee.

Said part of lot fronts 50 feet on the northerly side of Douglas Avenue and runs back northwardly 250 feet more or less and between parallel lines to an alley.

Being the same property conveyed to Clyde E. Duke and wife, Rebecca Duke, by deed from Ida Ann Duke, as of record in Book 1759, page 162, said Register's Office, the said Clyde E. Duke having since died.

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

unimproved ( )
This is improved (X) property, known as 932 Douglas Avenue, South, Nashville TN
(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 19th day of June, 1974.

Rebecca Duke
REBECCA DUKE

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sanford A. Cunningham, Notary, a Notary Public in and for said County and State, the within named Rebecca Duke, 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 19th day of June, 1974.

My commission expires Oct. 5, 1975 Notary Public Sanford A. Cunningham

STATE OF TENNESSEE
COUNTY OF

JUN20'74 CONV 14,100.00
JUN20'74 S'TAX A* 36.66
JUN20'74 PR'FEE A* .50
JUN20'74 RECD A* 4.00 to be 41.16

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 _____ 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 $14,100.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Elmer C. Duke

Sworn to and subscribed before me this 19th day of June, 1974.

My commission expires Oct. 5, 1975 Notary Public Sanford A. Cunningham

This instrument was prepared by:
This instrument prepared by
STEPHENSON AND LACKEY
Name First Federal Building Address
Nashville, Tennessee 37219

WARRANTY DEED

FROM REBECCA DUKE, Unmarried

TO ELMER C. DUKE, JR. & WIFE, HELEN S. DUKE

C 59750

IDENTIF. REFERENCE

JUN 20 2 36 PM '74

FELIX Z. ALSOBROOKS 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

FORM 1002 HERSEY REV. 4/1/73