FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Douglas Earle Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July 19 74.

Notary Public

MY COMMISSION EXPIRES: 2-5-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Earle Duke (NAME)	Commerce Union Bank (NAME)	10D-34260
1195 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Map 41-8
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 38

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, WOODSON WOODIS and wife, GRACE P. WOODIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUGLAS EARLE DUKE and wife, ANNA 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:

LAND in the Tenth Civil District of Davidson County, Tennessee, being Lot No. 14 on the plan of Hickory Acres, not of record, described according to a survey made by George W. Watkins, Surveyor, dated July 15, 1952, and further described according to a survey made by John B. Kohl, III, Registered Land Surveyor, dated July 17, 1974, Job No. W2-5170-D, as follows:

BEGINNING at a point 145 feet from the intersection of Marydale Drive (formerly Hickory Drive) and being a common line with property conveyed to Gladys Caldwell Springer; thence in a southerly direction 245 feet to a point; thence in a southeasterly direction 207 feet to a point; thence in a northerly direction 382.2 feet to a point on Old Hickory Boulevard; thence along Old Hickory Boulevard in a westerly direction 150 feet to the point of beginning.

BEING the same property conveyed to Woodson Woodis and wife, Grace P. Woodis, by deed from John T. Hargis and wife, Elizabeth D. Hargis, of record in Book 2247, page 585, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1195 Old Hickory Boulevard, Nashville, 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 26th day of July, 19 74

Woodson Woodis
Woodson Woodis

Grace P. Woodis
Grace P. Woodis

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 WOODSON WOODIS and wife, GRACE P. WOODIS

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 26th day of July, 1974.

Commission expires 2-5-77

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 (their several oaths) (his oath) (himself) acknowledged (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
WOODSON WOODIS ET UX

TO
DOUGLAS EARLE DUKE ET UX

C 6 5 0 1 8

IDENTIF. REFERENCE

JUL 29 1 21 PM '74

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

JUL 29	CONV	35,000.00			
JUL 29	S'TAX		A*	91.00	
JUL 29	PR'FEE		A*	.50	
JUL 29	W'DEED		A*	4.00	* 95.50