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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
William Ed Brown and
Donald Curry Woodroof
TO
Phillip A. Duke

CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

For draftsman's use

This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip A Duke (NAME)	Lomas & Nettleton Company (NAME)	132-1
4124 Outer Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	196
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	

C66113

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

AUG 6 9 46 AM '74

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$36,500.00 Phillip A Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August 1974.

Notary Public

MY COMMISSION EXPIRES: 1-21-78

(AFFIX SEAL)

For and in Consideration of the sum of ----------TEN AND NO/100---------- ----------($10.00)---------- **DOLLARS** cash in hand paid by PHILLIP A. DUKE, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said PHILLIP A DUKE, to pay the unpaid balance of a loan in the original principal amount of $23,550.00, secured by deed of trust of record in Book 4583, page 900, Register's Office for Davidson County, Tennessee , in conformity with the terms and conditions stated therein.

WILLIAM ED BROWN and DONALD CURRY WOODROOF (Both unmarried)

have bargained and sold, and by these presents do transfer and convey unto the said

PHILLIP A. DUKE

his **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, Tennessee, being Lot No. 12 on the Plan of Rolling Meadows, of record in Book 1424, pages 98 and 99, Register's Office for said County.

SAID Lot No. 12 fronts 100 feet on the southeasterly side of Outer Drive and runs back 210 feet between parallel lines.

BEING the same property conveyed to William Ed Brown and Donald Curry Woodruff, joint tenants with rights of survivorships, by deed from Ralph L. Isenberg and wife, Raef Isenberg, of record in Book 4583, page 898, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owner's certificate, a 60-foot minimum building setback line from Outer Drive and a 10-foot easement for public utility purposes along the rear line of said lot; restrictions of record in Book 1628, page 621 and in Book 1713, page 420 and amended of record in Book 1757, page 427, Registers Office for Davidson County, Tennessee.

WD-2

This is { unimproved ( ) / improved (X) } property, known as 4124 Outer Drive (House Number) (Street) Nashville P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Phillip A. Duke his heirs and assigns, forever.

And we do covenant with the said Phillip A. Duke 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, except as of record.

And we, William Ed. Brown and Donald Curry Woodroof do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Phillip A. Duke his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 1st day of August, 19 74

William Ed. Brown
WILLIAM ED BROWN

DONALD CURRY WOODROOF
Donald Curry Woodroof

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 William Ed Brown and Donald Curry Woodroof

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 1st day of August, 19 74

, Notary Public.

Commission expires 1-31-78

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .

Witness my hand and seal, at office in ,

this day of , 19 .

, Notary Public.

Commission expires .

AUG-6 73 COMM 36503.00
AUG-6 73 STAX A* 94.90
AUG-6 73 PRFEE A* .50
AUG-6 WDEED A* 4.00 * 99.40