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 $20,000.00

Fred J. Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November 1974.

W. W. Williams
Notary Public

MY COMMISSION EXPIRES: Aug. Ray
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Glenn E. Sager, Attorney, 923 Main Street, Nashville, Tennessee 37206
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRED J. DUKE and wife GLORIA (NAME)	J. DUKE OWNERS (NAME)	Map 93-11
7607 Claylick Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 173
Whites Creek, Tenn. 37189 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, COMMERCE UNION BANK, executor under the will of Albert Thomas Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRED J. DUKE and wife GLORIA J. 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:

Being Lots Nos. 19 and 20 on Rutledge's Addition to Nashville, of record in Book 21, page 73, Register's Office for said County.

Said lots adjoin and front together 103.13 feet on the west side of Rutledge Street, and runs back between parallel lines, Lot 19 along the northerly margin of Middleton Avenue 150 feet to an alley.

Being the same property vested in Commerce Union Bank, executor under the will of Albert Thomas Brown, deceased, with full power to sell and convey.

unimproved (X)
This is improved ( ) property, known as 45 Rutledge Street, Nashville, Tennessee 37210
(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.

IN WITNESS WHEREOF The Commerce Union Bank executor under the will of Albert Thomas Brown, have caused this instrument to be executed by it's duly authorized officer on this the 3rd day of June, 1971.

COMMERCE UNION BANK, executor under the will of Albert Thomas Brown.

BY Welton Wells
WELTON WELLS, TRUST OFFICER

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, 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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Myrtle S. Heniss, a Notary Public within and for the State and County aforesaid, personally appeared WELTON WELLS and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the TRUST OFFICE and _____ respectively of the COMMERCE UNION BANK the within named bargainor, a corporation, and that (he) as such TRUST OFFICE and (they) _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said WELTON WELLS as such TRUST OFFICE, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 4th day of June, 19 74.

My commission expires 4-26-78

Myrtle S. Heniss
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM
Commerce Union Bank, Executor under the will of Albert Thomas Brown

TO
Fred J. Duke and wife Gloria J. Duke

C 7 8 1 5 5

IDENTIF. REFERENCE

Nov 14 10 50 AM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV 14 72 CONV 20,000.00
NOV 14 72 S'TAX A* 52.00
NOV 14 72 PR'FEE A* .50
NOV 14 72 W'DEED A* 4.00 * 56.50

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