BOOK 4898 PAGE 708 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,000.00

James J. Formosa Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March, 1975.

Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, ATTORNEYS 112 Stahlman Building Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James J. Formosa, Jr. (NAME)	Commerce Union Bank (NAME)	142-19
623 Harpeth Parkway East (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	50
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	9D30682

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, JOHN R. DUKE and wife, BOBBIE J. DUKE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES J. FORMOSA, JR. and wife, DIANA BOYD FORMOSA

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, Tennessee, being Lot No. 9 on the plan of Harpeth Valley Park, Section One, of record in Plan Book 3600, pages 93 & 94, Register's Office for said County.

SAID Lot No. 9 fronts 85.0 feet on the westerly margin of Harpeth Parkway East and extends back 206.4 feet on the northerly line and 185.0 feet on the southerly line to a dead line in the rear, measuring 114.4 feet thereon.

BEING the same property conveyed to John R. Duke and wife, Bobbie J. Duke by deed from James L. Hibbett and wife, Mary H. Hibbett of record in Book 4352, page 144, Register's Office for Davidson County, Tennessee.

This is { unimproved (x) / improved ( ) } property, known as 623 Harpeth Parkway East, 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 hands this 24th day of March, 1975

John R. Duke

Bobbie J. Duke

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 John R. Duke and wife, Bobbie J. Duke

the bargainor S, 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 24th day of March 19 75

Commission expires 5-1-76

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) (themselves) (himself) acknowledged 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

JOHN V. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

JOHN R. DUKE, ET UX

TO

JAMES J. FORMOSA, JR.-ET UX

C 91817

IDENTIF. REFERENCE

MAR 25 12 37 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail Box 8
WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR25 75	CONV	39,000.00			
MAR25 75	S'TAX		A*	101.40	
MAR25 75	PR'FEE		A*	.50	
MAR25 75	W'DEED		A*	4.00	* 105.90