Prepared by Fidelity Fed. Sav. & Loan
1900 West End Ave. Suite 500

BOOK 4946 PAGE 865

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Lee E. Cranford, Et ux	Fidelity Federal Sav & Loan	OH 245
(NAME) 4312 Prescott Drive	(NAME) 401 Union	Map 132 7
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37204	(STREET ADDRESS) Nashville, Tennessee	Par 36
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	MO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS AND NO/100----------

$10.00----------Dollars,

Cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Michael Lee Duke and Wife, Kathleen R. Duke

have this day bargained and sold, and do hereby transfer and convey unto the said Lee E. Cranford and Wife, Judy I. Cranford

certain real estate in Davidson County, Tennessee, as follows: their (successors), heirs and assigns,

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Southmeade, of record in Plan Book 1835, pages 118 and 119, Register's Office for said County.

Said Lot No. 26 fronts 207 feet on the easterly margin of Prescott Road and extends back 244.1 feet on the southerly line and 190 feet on the northerly line to a dead line, which is a broken line, in the rear measuring 215.3 feet theron.

Being the same property conveyed to Michael Lee Duke and wife, Kathlenn R. Duke by deed from Sylvia R. Binkley and husband, William R. Binkley as of record in Book 4793, page 247, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 34,000.00

Subscribed and sworn to before me, this the 27 day of August, 19 75

Affiant

My commission expires: June 1, 1977
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4312 Prescott Road Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Lee E. Cranford and wife, Judy I. Cranford their (successors), heirs and assigns forever. We covenant that We are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves; our heirs and representatives, to warrant and forever defend the title to said real estate to said Lee E. Cranford and wife, Judy I. Cranford their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 27 day of August, 19 75 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Michael Lee Duke

X Kathlenn R. Duke

BOOK 4946 PAGE 866

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Lee Duke and wife, Kathleen P. Duke

the within named 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 Nashville, Tennessee, this 2nd day of August, 1975.

Commission expires 7-30-79

Notary Public

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 .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

SEP-2 '75 CONV 34,000.00
SEP-2 '75 S'TAX A* 88.40
SEP-2 '75 PR'FEE A* .50
SEP-2 '75 W'DEED A* 4.00 * 92.90

560078-7

WARRANTY DEED

FROM Michael Lee Duke

TO Lee E. Cranford and wife Judith Cranford

D 13594

IDENTIFICATION REFERENCE

SEP 2 10 22 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238