WARRANTY DEED

AP-PARCEL NOS.:	NAME & ADDRESS NEW OWNERS:	TAX BILLS TO:
67 - 2 67 - 66	Austin W. Duke, et ux and Elizabeth Duke	Austin W. Duke 3275 Princeton Nashville, Tennessee 3720

FIELD BOOK NOS.:	STREET ADDRESS OF PROPERTY:	
13D-44900 13D-44400	Old Hydes Ferry Pike Nashville, Tennessee 37218	BOOK 4949 PAGE 255

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged; and in the further consideration of the agreement by the Grantees herein to assume the balance of the obligation of the Grantor in three deed of trust notes to W. Louis Simpkin, Evelyn Ingram, and Margaret S. Egger, secured by deed of trust of record in Book 4243, page 545, Register's Office for Davidson County, Tennessee, I, WILLIAM D. NIX,
hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey my one-third (1/3) interest unto

AUSTIN W. DUKE and wife, NANCY DUKE, as tenants by the entirety, a one-sixth (1/6) interest; and ELIZABETH DUKE, a one-sixth (1/6) interest,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the 13th, formerly the 25th Civil District of Davidson County, Tennessee, about ten miles west of the City of Nashville, on the north bank of Cumberland River and described as follows:

Beginning at a point on the north bank of Cumberland River at the mouth of Back Creek; thence down said River at low water mark, north 73° west 30 poles to the mouth of Mill Branch; thence up said Branch, north 25° west, crossing the Turnpike at the branch bridge at 5 poles, in all 10 poles to a stake near the branch; thence north 56-1/4° west 20-8/10 poles to a stake near the old spring and 9 feet southwest of a marker Honey Locust; thence north 10° west 37 poles to a stake, near a hickory stump; thence north 56° west 22-3/4 poles to an old marked hornbeam corner; thence north 20° east 16.36 poles to old hickory corner; thence north 46-1/2° east 18 poles to a hickory corner; thence north 26° east 34 poles to a marked hackberry; thence north 62° east 14 poles to a rock pile corner in old road; thence north 4-3/4° west 32-4/10 poles along an old marked line to a plum tree in the fence; thence north 15-1/2° east 28 poles to a sassafras; thence north 6-1/4° east 33-1/4 poles to a rock corner; thence north 50-1/2° west 16 poles to a black oak stump; thence north 27-1/2° west 28 poles to a rock; thence north 64° west 21 poles to a rock; thence south 60° west 28 poles to a hickory and beech; thence north 85° west 18 poles to a hickory and black jack; thence north 24-1/4° west 39.6 poles to three chestnuts; thence north 22° east 30 poles to black oak at Quarry; thence north 5-1/2° east 19 poles to three red oaks; thence north 44-3/4° west 58 poles to a rock pile and two black oaks; thence north 20-1/2° east 10 poles to rocks and hickory; thence north 58-1/2° east 12 poles to a red oak; thence north 42° east 36 poles to x-marked dogwood; thence east 35 poles to a white walnut in head of hollow of Back Creek; thence down to hollow and Branch with its meanderings as follows: south 11° west 10 poles, south 8° east 6 poles, south 24° east 12 poles, south 26° east 33 poles, south 1/2° east 18 poles, south 7° west 10 poles, south 21° east 15 poles, south 18° west 8 poles, south 42° east 13 poles, south 70° east 6 poles, south 26-3/4° east 21 poles, south 76° east 11 poles, south 36° east 14 poles, south 28° east 18 poles, south 87° east 5 poles, south 46° east 12 poles, south 8 poles, south 49° east 12 poles, south 42-1/2° east 25 poles, south 35° east 33-1/2 poles, south 29° east 21 poles, south 19-3/4° east 14 poles, south 6° east 10 poles, south 27° east (crossing Back Creek) 61-5/10 poles to a point in the center of Back Creek Road, opposite a Hackberry, marked as a pointer to the corner; thence down the center of said Back Creek Road, south 48-1/2° west 11 poles, south 40° west 20 poles, south 51-3/4° west 42 poles, south 41-1/2° west 23 poles, south 22° west 12 poles, south 1° west 23 poles to old Turnpike; thence south 51° west 14 poles to the beginning, containing 215 acres, more or less, according to survey and plat made by W. W. Southgate, on March 29, 1886, of record in Book 94, page 357, Register's Office for said County, but there is to be excluded therefrom a strip of ground 100 feet wide, running through said land conveyed to The Tennessee Central Railroad Company by deed of record in Book 273, page 483, Register's Office for Davidson County, Tennessee.

eing the same property conveyed to H. C. Duke, Austin W. Duke, and William D. Nix by deed of record in Book 4243, page 541, Register's Office of Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1975 taxes which have been prorated and assumed by the Grantee, and the Deed of Trust herein noted.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever 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 Grantor has hereunto set his hand on this the 5th day of September, 1975.

William D. Nix
WILLIAM D. NIX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

SEP-9 CONV 21,500.00
SEP-9 S'TAX A* 55.90
SEP-9 PAFEE A* .50

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named William D. Nix, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 5th day of September, 1975.

Notary Public

My Commission Expires: 7-27-77

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $21,500.00.

H. C. Duke, Jr.
Affiant

Subscribed and sworn to before me, this 5th day of September, 1975.

Notary Public

My Commission Expires: 7-27-77

WARRANTY DEED

from

WILLIAM D. NIX

to

AUSTIN W. DUKE & WIFE, NANCY DUKE,

and ELIZABETH DUKE

D 14789

IDENTIF. REFERENCE

Sep 9 11 05 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

This Instrument Prepared By: Mail

David B. Herbert, Attorney
14th Floor, Third National Bank Bldg.
Nashville, Tennessee 37219