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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,200.00

Gloria J. Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF Sept. 19 75.

M. D. Williams
Notary Public

MY ~~COMMISSION EXPIRES~~: May 1979
(~~AFFIX SEAL~~)

THIS INSTRUMENT WAS PREPARED BY

SAGER & SAGER, Attorneys, 923 Main Street, Nashville, Tenn. 37206
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred J. Duke (NAME)	Owner (NAME)	93-11-168
7607 Claylick Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Whites Creek ~~Nashville~~, Tennessee 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 the northerly 110 feet of Lot No. 4 on the Plan of Alloway Brothers Subdivision of certain lots in Rutledge Addition to Nashville, of record in Book 421, page 192, Register's Office for Davidson County, Tennessee
Said part of Lot No. 4 is described as beginning at a point in the southerly margin of Highland Street, the common corner of Lots 3 and 4; thence with the line between said lots southwardly 110 feet to the northerly margin of an alley; thence with the northerly margin of said alley as if extended 44 feet to a point in the line between lots 4 and 5; thence with the line between said lots 4 and 5 northwardly 110 feet to the southerly margin of Highland Street; thence with the southerly margin of Highland Street 44 feet to the point of beginning.
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 ( )
This is improved ( ) property, known as _____
(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 execute by it's duly authorized officer on this the 10th day of September, 1975.

Commerce Union Bank, executor under the will of Albert Thomas Brown

By Welton Wells
WELTON WELLS, TRUST OFFICER

STATE OF TENNESSEE
Davidson County

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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, Betty J. Jones, 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) (himself) acknowledged (themselves) to be the TRUST OFFICER and ---------- respectively of the COMMERCE UNION BANK the within named bargainor, a corporation, and that (he) (they) as such TRUST OFFICER 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 WELTON WELLS as such TRUST OFFICER, and attesting the same by the said ---------- as such ----------.

Witness my hand and official seal at office at Nashville, Tenn. on this the 10 day of September, 19 75.

My commission expires 5/17/77

Betty J. Jones
Notary Public

WARRANTY DEED

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

TO
Fred J. Duke and wife Gloria J. Duke

D 16094

IDENTIF. REFERENCE

SEP 18 12 00 PM '75

FEE REGISTER
DAVIDSON COUNTY, TENN.

SEP 18 75	CONV	*7,200.00			
SEP 18 75	S'TAX		A*	18.72	
SEP 18 75	PR'FEE		A*	.50	
SEP 18 75	W'DEED		A*	4.00	* 23.22

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.