THIS INSTRUMENT PREPARED BY:
FIRST AND MID-SOUTH MORTGAGE CO.
P. O. BOX 2568
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

BOOK 4983 PAGE 37

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAMES V. DUKE	FIRST AND MID-SOUTH MORTGAGE CO.	94-14-249
(NAME)	(NAME)	
3006 Boulder Park Dr.	P. O. Box 2568	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Nashville, TN 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- Dollars,
cash in hand paid by JAMES V. DUKE and wife, NANCY S. DUKE, and other good and valuable consideations, receipt of which is hereby acknowledged,

MAURICE KARR, TRUSTEE, and as individually and wife, JOY R. KARR

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES V. DUKE and wife, NANCY S. DUKE

their heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 229 on the Plan of Hickory Bend, Section 4, as of record in Book 4175, page 34, Register's Office for said County, to which plan reference is here made for a more detailed description.

BEING part of the same property conveyed to Maurice Karr, Trustee, with full power by deed from Waterfalls Developers, Inc. of record in Book 4368, page 182, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to an owner's certificate, a 30-foot setback line from Boulder Park Drive and an easement for public utility and drainage along the rear of lot. Easement for flowage of Mccrory Creek along the rear line of lot. Restrictive covenants of record in Book 4272, page 832, and Book 4367, page 805, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,950.00

Subscribed and sworn to before me, this the 10 day of October 19 75

Affiant

My commission expires: 4-8-78 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as 3006 Boulder Park Drive, Nashville, TN 37214
(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

JAMES V. DUKE and wife, NANCY S. DUKE

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

JAMES V. DUKE and wife, NANCY S. DUKE

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 10 day of October, 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.

Maurice Karr, Trustee
Maurice Karr, Trustee & as individually

Joy R. Karr

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me....., a Notary Public in and for said County and State,.....

the within named bargainor.S., 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.....

.....*Notary Public*

Commission expires.....

State of Tennessee
County of Davidson

Before me the undersigned, a Notary Public in and for said County and State, Maurice Karr and wife, Joy R. Karr, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville
this 10 *day of* October, *19* 75

NOVEMBER 26, 1978

Commission expires.....

Marshall D Kirk

Notary Public

OCT 20 75	CONV	28,950.00				
OCT 20 75	S'TAX		A*	75.14		
OCT 20 75	PR'FEE		A*	.50		
OCT 20 75	W'DEED		A*	4.00	*	79.64

WARRANTY DEED

FROM

TO

D 20666

IDENTIF. REFERENCE

OCT 20 3 33 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE