This instrument was prepared by James R. Wyatt, Attorney at Law
First American Center, Nashville, Tennessee

BOOK 4963 PAGE 939

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Samuel S. Duke, Jr., et ux	Samuel S. Duke, Jr., et ux	
(NAME) Rt. #2, Sulphur Creek Rd.	(NAME) Same	57
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Same	P/O 59 pcl
(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 Samuel S. Duke, Jr., and wife, Evelyn Louise Duke and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged.

We, Archie T. Phillips, Jr. and wife, Mattie J. Phillips

have this day bargained and sold, and do hereby transfer and convey unto the said Samuel S. Duke, Jr., and wife, Evelyn Louise Duke, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being Lot No. 5 on the plan of the Kemp Lands, not of record, described according to a survey made by E. Davis, Surveyor, as follows:
Beginning on the southerly margin of Sulphur Creek Road at north westerly corner of S. S. Duke's tract thence with said Duke's westerly line S 16° W. 1016 feet, more of less, to a point; thence N 15° 30' W. 297 feet; thence N 82° 30' W. 215 feet; thence N 82° W. 50 feet to the S. E. corner of Archie Phillips tract; thence along easterly line of said Phillips tract N 16° E. 967 feet, more or less, to the southerly margin of Sulphur Creek Road; thence along the southerly margin of said Sulphur Creek Road S 58° East 426 feet to the point of beginning.

Being a part of the same property conveyed to Archie T. Phillips, Jr. and wife, Mattie J. Phillips, by deed from A. J. Davis and wife, Vadith Davis, of record in Book 3163, page 563, 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 $ 20,000.00

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

Affiant

My commission expires: June 11 1979 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as Sulphur Creek Road (House Number) (Street) Nashville, Tennessee 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 Samuel S. Duke, Jr. and wife, Evelyn Louise Duke their 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, except for 1975 taxes which are prorated and assumed by the grantees.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Samuel S. Duke, Jr. and wife, Evelyn Louise Duke their heirs and assigns, against the lawful claims of all persons.

Witness our hand this 5th day of September, 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.

Archie T. Phillips Jr.

Mattie J. Phillips

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Alice Brown, a Notary Public in and for said County and State, Archie T. Phillips, Jr. and wife, Mattie J. Phillips

the within named 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 8th day of September, 19 75.

Mary Alice Brown
Notary Public

Commission expires My Commission Expires Feb. 13, 1977

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.....

OCT 22 75	CONV	20,000.00			
OCT 22 75	S'TAX		A*	52.00	
OCT 22 75	PR'FEE		A*	.50	
OCT 22 75	W'DEED		A*	4.00	* 56.50

WARRANTY DEED

FROM
Archie T. Phillips, Jr., et ux

TO
Samuel S. Duke, Jr., et ux

D 21096

IDENTIF. REFERENCE

OCT 22 1 33 PM '75

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

Old Hickory Employees Credit Union
Old Hickory, Tennessee