THIS INSTRUMENT PREPARED BY NOBLE L. FREEMON, ATTY., WAVERLY, TENN 37185

WARRANTY DEED—SHORT FORM. (Box 956-2) MARSHALL & BRUCE-NASHVILLE

For and in Consideration of the sum of the assumption by MARY Freemon DULDT OF THE BALANCE Owing the Veterans Administration on note secured by deed of trust recorded in T. D. B. 3852, page 667, and other consideration, I, John Duldt, Dollars,

have bargained and sold, and by these presents do transfer and convey unto the said MARY E. DULDT, her heirs and assigns, my undivided one-half interest in a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Being Lot #70 on the Plan of Section III, Madison Park, as of record in Book 3500, page 104, Register's office, Nashville;

Said lot #70 fronts 71.04 feet on the north side of Roosevelt Avenue, and extends back 135 feet on the east line and 131.8 feet on the west line, to a dead line in the rear, which is a broken line, on which it measures 87.47 feet. Improved and known as 529 Roosevelt Drive, Madison Tenn. 37185

Said property was conveyed to Grantor & Grantee by Murphy Mortgage Co. Aug. 11, 1967 recorded in Book 4168, page 972, and is subject to restrictions therein.

Buyer & Tax Bills

Mail Mary Freeman Duldt

529 Roosevelt Avenue

Madison, Tenn

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Mary Freemon Duldt, her heirs and assigns, forever. And I do covenant with the said Mary Freemon Duldt that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered, except as to said note and taxes, which Grantee assumes and agrees to pay.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Mary E. Duldt, her heirs and assigns, against the lawful claims of all persons whomsoever. ~~A lien is expr~~ xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

Witness my hand, this 23 day of February, 1975.

Witness:

John Duldt

ACKNOWLEDGMENT BEFORE COUNTY COURT CLERK.

BOOK 4976 PAGE 376

STATE OF TENNESSEE, _____ COUNTY

Personally appeared before me, _____, Clerk of the County Court of said County, the within named

the bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein named.

Witness my hand, at office, this DEC-3 MISC day of 8* 4.00 *19 4.00

....., Clerk.

....., D. C.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, HUMPHREYS COUNTY

Personally appeared before me, Pamela D. Freemon, a Notary Public in and for said County and State, the within named

John Duldt,

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 Waverly, Tennessee, this 23rd day of February 19 75

NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires 4-11, 1978 Pamela D. Freeman Notary Public.

Warranty Deed

FROM JOHN DULDT

To Freemon MARY A. DULDT

STATE OF TENNESSEE, Davidson COUNTY.

Register's Office

Received for record the ..... day of ....., A.D. 19....., at ..... o'clock ..... M. Noted in Note Book ....., page ....., and recorded in Book ....., Vol. ....., Page ....., of Deeds.

Fee Paid, $.....

Witness my hand, ...

....., Register.

State Tax ..... $.....

Clerk's Fee .....

Total ..... $.....

Paid this ..... day of ....., 19.....

County Court Clerk.

(Box 956-2) MARSHALL & BRUCE-NASHVILLE

STATE OF TENNESSEE, D 2 6 8 1 4 COUNTY.

Register's Office, ..., 19.....

I, IDENTIF. REFERENCE, Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No. 975, page 1; that they were received ....., 19....., at ..... o'clock ..... M., and entered in Note Book .....,

DEC 3 2 55 PM '75
FELIX E. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Page .....

Register.