FILE BOX 3

Form No. WD-1

BOOK 4977 PAGE 89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

21,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF DECEMBER 1975

Notary Public

MY COMMISSION EXPIRES: 7-19-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doran D. Edwards (NAME)	Noel-Palmer Mortgage Company, In (NAME)	2DA 52620
1959 Dabbs Avenue (STREET ADDRESS OR ROUTE NUMBER)	2114 Parkway Towers (STREET ADDRESS)	MAP 107-5
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	PARCEL 91

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, James A. Duke et ux Donna L. Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Doran D. Edwards

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 Lot No. 59 on the Plan of Bel-Air, Section 2 of record in Book 2900, Pages 29-32, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to James A. Duke et ux Donna L. Duke by deed of record in Book 4600, Page 118, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is ( ) unimproved (XX) improved property, known as 1959 Dabbs Avenue (House Number) (Street) Nashville, TN 37217 (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.

Witness our hand s this 4TH day of DECEMBER, 19 75

James A. Duke: James A. Duke

Donna L. Duke: Donna L. Duke

FILE BOX 3

BOOK 4977 PAGE 90

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Duke et ux Donna L. Duke

the 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 4TH day of DECEMBER 19 75

Commission expires 7-19-78

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

Notary Public

FILE BOX

WARRANTY DEED

FROM James A. Duke

TO Doran D. Edwards

D 27117

IDENTIF. REFERENCE

DEC 5 2 35 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC-5 CONV 21,500.00 B* 55.90
DEC-5 S'TAX B* .50
DEC-5 PR'FEE B* 4.00 * 60.40
DEC-5 W'DEED

Edward Seldon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207