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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 $ 28,519.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF December 19 75

Notary Public

MY COMMISSION EXPIRES: 4-14-1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY LUCIEN DALE, Attorney, 1406 Nashville City Bank & Trust Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred J. Duke and wife, Gloria J. Duke	Mr. & Mrs. Fred J. Duke 7607 Clay Lick Road Whites Creek, Tenn. 37189	Orig.# 21695-27W
867 Granada Avenue (STREET ADDRESS OR ROUTE NUMBER)		Map 82-4
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	Parcel 229

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~~ I, Mary R. Hutchinson

HEREINAFTER CALLED THE GRANTOR~~S~~ 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:

Land in Davidson County, Tennessee, being Lots Nos. 15, 16, 17, 18, 19, 20, 21, 22 and 23 on the Map of Carter Lane Place, a plan of which is of record in Book 547, Page 105, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 15 and 16 front 50 feet each on the north side of Carter Lane or Street and run back between parallel lines 140 feet to a dead line.

Said Lot No. 17 fronts 50 feet on the northerly side of Granada Avenue, formerly Carter Lane or Street and runs back between parallel lines 140 feet to a dead line.

Said Lot No. 18 fronts 50 feet on the northerly side of Carter Lane or Street and runs back between parallel lines 140 feet to a dead line.

Said Lot No. 19 fronts 131 feet on the northerly side of Carter Lane or Street and runs back 140 feet on the easterly line and 149.5 feet on the westerly line with easterly margin of the Louisville and Nashville Railroad right-of-way to a dead line and and shows 78.3 feet on said dead line.

Said No. 20 fronts 27-1/2 feet on the southerly side of Carter Avenue and runs back 135 feet on the easterly line and 145 feet, more or less, on the westerly line with the easterly margin of the Louisville and Nashville Railroad right-of-way to a dead line and shows 78.3 feet on said dead line.

Said Lot No. 21 fronts 50 feet on the southerly side of Carter Avenue, and runs back 134.4 feet on the easterly line and 135 feet on the westerly line to a dead line and shows 50 feet on said dead line.

Said Lot No. 22 fronts 50 feet on the southerly side of Carter Avenue, and runs back 133.8 feet on the easterly line and 134.4 feet on the westerly line to a dead line and shows 50 feet on said dead line.

Said Lot No. 23 fronts 50 feet on the southerly side of Carter Avenue, and runs back 133.3 feet on the easterly line and 133.8 feet on the westerly line to a dead line and shows 50 feet on said dead line.

Being the same property conveyed to Thomas R. Hutchinson and wife, Mary R. Hutchinson by deed from Maude E. Buford of record in Book 4761, Page 441, Register's Office for Davidson County, Tennessee.

This is improved XX property, known as 867 Granada Avenue, Nashville, Tennessee 37206 unimproved ( )
(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.

Witness my hand this 1st day of December, 19 75

Mary R. Hutchinson
Mary R. Hutchinson

Thomas R Hutchinson died on September 29, 1975. This property is encumbered in the amount of $20,519.25, due to Mrs. Maude E. Buford.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lucien Dale, a Notary Public in and for said County and State, the within named Mary R. Hutchinson

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of December 19 75

Commission expires 4/14/1979

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 upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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

WARRANTY DEED

FROM
MARY R. HUTCHINSON, WIDOW

TO
FRED J. DUKE AND WIFE, GLORIA J. DUKE

D 27775

IDENTIFICATION REFERENCE

DEC 11 8 53 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC 11 75	CONV	28,519.00				
DEC 11 75	S'TAX		B*	74.10		
DEC 11 75	PR'FEE		B*	.50		
DEC 11 75	W'DEED		B*	4.00	*	78.60