This instrument was prepared by _____, Attorney at Law,
320 Gallatin Road, Madison, Tennessee.

BOOK 4985 PAGE 817

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald B. Dukes et ux (NAME)	First Fed. S.+L. (NAME)	M. 51-3
702 Chadwell Dr. (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	P. 48
Madison Tenn (CITY) (P. O. ZONE) (STATE)	Nash. Tenn. (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by the Grantees, hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees, of the unpaid balance of an indebtedness in the original principal amount of $13,700.00, payable to First Federal Savings & Loan Association of Nashville; and secured by a Deed of Trust executed by Anna Louise Baker and husband, Harold J. Baker, to T. I. Holman, Jr., Trustee, of record in book 3294, page 461, said Register's Office; which said balance the said Grantees hereby agree to assume and promise to pay,

We, Anna Louise Baker and husband, Harold J. Baker, hereinafter called the Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Donald B. Dukes and wife, Judy K. Dukes, herein called the Grantees, their

certain real estate in Davidson County, Tennessee, as follows: ~~XXXXXXXX~~*heirs and assigns,*

Land in Davidson County, Tennessee, being Lot No. 116 on the Map of Pleasant Acres, Section II, as of record in book 2133, page 75, said Register's Office, described as follows:

Said Lot No. 116 fronts 85 feet on the north side of Chadwell Drive and runs back between lines 151.17 feet on the east line and 151.29 feet on the west line to a dead line in the rear on which it measures 85 feet.

Being the same property conveyed to Anna Louise Baker and husband, Harold J. Baker, by deed from Newell Sanders and wife, Irene Sanders, of record in book 3286, page 307, said Register's Office.

This conveyance is made subject to restrictive covenants of record in book 2204, page 49, said Register's Office; and setbacks, easements, and other limitations as shown on plan of record in book 2133, page 75, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,000.00

Subscribed and sworn to before me, this the 6th day of Jan 19 76

Affiant

My commission expires: NOV-6-76 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 702 (House Number) Chadwell Dr. (Street) Madison, Tenn. 37115 (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 Grantees, their ~~XXXXXXXX~~ *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 as stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their ~~XXXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 6 day of Jan, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Anna Louise Baker (Anna Louise Baker)

Harold J. Baker (Harold J. Baker)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Anna Louise Baker and husband, Harold J. Baker

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 Madison *this* 6 *day of* Jan *, 19* 75

Homer E. Grove
Notary Public

Commission expires Nov-6-76

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 .....

WARRANTY DEED

FROM

Anna Louise Baker and husband

TO

Donald B. Dukes, et ux

JAN-76 CONV 24,000.00
JAN-76 S'TAX B* 62.40
JAN-76 PR'FEE B* .50
JAN-76 W'DEED B* 4.00 * 66.90

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T
IDENTIF. REFERENCE

JAN 7 9 06 AM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS