ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
(NAME)	FIRST FEDERAL SAVINGS & LOAN (NAME)	91D-26110
	UNION AT FOURTH	142-11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	NASHVILLE, TENNESSEE 37219	42
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of all of which are hereby acknowledged; we

2.24.76

Co. 56,000.00
St 145.60
P Fee .50
to Deed 4.00
150.10

James Harold Duke and wife, Madonna Traylor Duke

have bargained and sold, and by these presents do transfer and convey unto the said William E. Clark and wife, Sylvia L. Clark

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 90 on the Plan of Valley West, Section 2, of record in Book 3600, page 86, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Holly Hill Court, corner of Lots 90 and 91; thence with the margin of same, southeastwardly 100 feet to a monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve, southeastwardly 39.27 feet to a monument in the northwest margin of Patten Lane; thence with the margin of the same, southwestwardly 147.0 feet to a monument at the common corner of Lots 89 and 90; thence with the line between said lots northwestwardly 131.69 feet to a point at the rear corner of Lots 90 and 91; thence with the line between said lots, northeastwardly 182.82 feet to the point of beginning.

Being the same property conveyed to James Harold Duke and wife, Madonna Traylor Duke, by deed from David L. Hudson and wife, Carol Ann Hudson, of record in Book 4738, page 17, Register's Office for said County.

This conveyance is made subject to restrictive covenants, easements, set back lines of record, and taxes for the current year applicable to said property.

unimproved ( )
This is improved (x) property, known as 501 Holly Hill Court
(House Number) (Street)
Nashville, Tenn. 37221
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 24th day of February, 1976.

James Harold Duke

Madonna Traylor Duke

James Harold Duke

Madonna Traylor Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, V. L. Baldyga, a Notary Public in and for said County and State, the within named James Harold Duke and wife, Madonna Traylor 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 24th day of February, 1976.

My commission expires 8-1-77 Notary Public V. L. Baldyga

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $56,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

William E. Clark

Sworn to and subscribed before me this 24th day of February, 1976.

My commission expires 8-1-77 Notary Public V. L. Baldyga

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:		
This instrument prepared by		
Name	STEPHENSON AND LACKEY First Federal Building Nashville, Tennessee 37219	Address

WARRANTY DEED

FROM JAMES HAROLD DUKE & WIFE,

TO MADONNA TRAYLOR DUKE

WILLIAM E. CLARK & WIFE,

SYLVIA L. CLARK

D 37273

IDENTIF. REFERENCE

FEB 24 1 36 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219