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WARRANTY DEED

THIS INSTRUMENT PREPARED BY
ROBERT L. DOZIER, ATTORNEY
11TH FLOOR, HAMILTON BANK BLDG.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen T. Church	Stephen T. Church	Map No. 103-4
(NAME) 4107 Colorado Avenue	(NAME) 4101 Belmont Blvd	Par. No. 426
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tenn 37215	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars----------
---------- Dollars,

cash in hand paid and other good and valid consideration the receipt of which is hereby acknowledged.

We, Austin W. Duke and wife, Nancy L. Duke

have this day bargained and sold, and do hereby transfer and convey unto the said Stephen T. Church, a single man, hereinafter called the "Grantee", his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 24 on the Plan of West End Annex, as of record in Book 332, page 61, Register's Office for said County.

Said Lot fronts 50 feet on the southerly side of Colorado Avenue, formerly 9th Street, and runs back between parallel lines 164.4 feet to an alley.

Being the same property conveyed to Austin W. Duke and wife, Nancy L. Duke, by deed from Dovie Nicks, of record in Book 4771, page 639, Register's Office for said County, and by deed of correction from Agnes Wells, et al, of record in Book 5006, page 82, Register's Office for said County.

This conveyance is made subject to a vendor's lien retained in an installment deed from Dovie Nicks to Austin W. Duke and wife, of record in Book 4771, page 639, Register's Office for said County, and reaffirmed in a Deed of Correction in Book 5006 page 82, said Register's Office, securing such indebtedness as set out therein. By the acceptance of this deed the Grantee expressly assumes and agrees to pay, as part of the consideration for this conveyance, the remaining balance of said indebtedness as provided by a "Subrogation Agreement and Amendment to Deed of Trust" executed this same date and being filed simultaneous herewith.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $29,000.00

Subscribed and sworn to before me, this the 1 day of April 19 76

Affiant Robert L. Dozier

My commission expires: October 25, 1976 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as 4107 Colorado Avenue, Nashville, Tennessee
(House Number) (Street) 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 Stephen T. Church, a single man, his

(successors), 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 set out herein.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said Stephen T. Church, a single man, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 1 day of April, 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.

Stephen T. Church
Stephen T. Church

Austin W. Duke
Austin W. Duke

Nancy L. Duke
Nancy L. Duke

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert L. Dozier, *a Notary Public in and for said County and State,* Austin W. Duke and wife, Nancy L. Duke, and Stephen T. Church

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 Nashville, *Tennessee,* *this* 1st *day of* April, *19* 76.

Robert L. Dozier
Notary Public

My commission expires October 25, 1976

NOTARY PUBLIC DAVIDSON COUNTY, TENN. ROBERT L. DOZIER

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 .....

APR-2 76 CONV 29,000.00
APR-2 76 S'TAX B* 75.40
APR-2 76 PR'FEE B* .50
APR-2 76 W'DEED B* 4.00 * 79.90

WARRANTY DEED

FROM

Austin W. Duke, et ux

TO

Stephen T. Church,

a single man

D 42894

T

IDENTIF. REFERENCE

APR 2 10 31 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238