FORM NO. WD-1

BOOK 5031 PAGE 57

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June, 19 76.

Notary Public

MY COMMISSION EXPIRES: [illegible] 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Robert F. Doyle, Attorney 503 Stahlman Bldg., Nashville, Tennessee. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin C. Williams et ux (NAME)	Same (NAME)	Map 96-9
318 Donelson Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 57
Nashville, Tennessee. 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, ARCHIE D. DUKE AND WIFE, IRENE H. DUKE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MELVIN C. WILLIAMS AND WIFE, INEZ V. WILLIAMS

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 part of Lot No. 4 of the Donelson Annex Subdivision, which Plan is of record in Book 547, page 196, Register's Office for Davidson County, Tennessee, and described according to a survey by John B. Kohl, III, Surveyor, May 28, 1976, as follows:

Beginning at the southeast corner of the James Thomas Underwood property in the northerly margin of Emery Drive, and running with Underwood's line North 4 deg. 31' E. 100 ft. to a point in Moore's property; thence with Moore's southerly line South 85 deg. 29' East 276.22 feet to an iron pin in the westerly margin of Donelson Pike which was formerly Polk Ave.; thence South 3 deg. 18' West with the west margin of Donelson Pike 74.46 ft. to a point at the beginning of a curve to the southwest having a 25 ft. radius; thence southwesterly around said curve 39.81 feet to a point in the north right-of-way of Emery Drive; thence with the northerly margin of Emery Drive, North 85 deg. 29' West 252.80 feet to the point of beginning.

Being part of the same property conveyed to Archie D. Duke and wife, Irene H. Duke by deed from Phillip Saindon, Trustee, of record in Book 4625, page 570, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1976 Metro Taxes which have been prorated between the parties and which the grantees herein assume and agree to pay when due; Restrictive Covenants of record in Book 2150, Page 387, Register's Office for Davidson County, Tennessee; and an easement for transmission line granted to the Tennessee Valley Authority as of record in Book 1729, page 237, said Register's Office.

This is unimproved ( ) improved (X) property, known as 318 Donelson Pike, Nashville, Tennessee. 37214
(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 our hand S this 2nd day of June, 19 76

Archie D. Duke

Irene H. Duke

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Archie D. Duke and Irene H. 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 2nd day of June 1976

Commission expires My Commission Expires Oct. 26, 1977 James E. Elmore
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

ARCHIE D. DUKE AND WIFE,

IRENE H. DUKE

TO

MELVIN C. WILLIAMS AND WIFE,

INEZ V. WILLIAMS

D 51782

IDENTIF. REFERENCE

JUN 2 2 16 PM '76

FEL... REGISTER
DAVIDSON COUNTY, TENN.

JUN-2%	CONV	31,500.00		
JUN-2% S TAX			B*	81.90
JUN-2% PR FEE			B*	.50
JUN-2% W DEED			B*	4.00
			*	86.40

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.