1ST

BOOK 5040 PAGE 158

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,408.41

Teresa A. Sharpe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June 1976.

Marie K. Keenan
Notary Public

MY COMMISSION EXPIRES: 11/8/78
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214t
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa A. Sharpe (NAME)	National Mortgage Co. (NAME)	
635 Vernon Ave. (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Rd. (STREET ADDRESS)	91-5
Nashville, TN. 37219 (CITY) (STATE) (P. O. ZIP)	Memphis Tennessee 38118 (CITY) (STATE) (ZIP)	204.00

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, Walter F. Duke and wife, Marie Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teresa A. Sharpe

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 Lot No. 39 on the plan of Mosswood Heights, Section 1, of record in Plat Book 4350, page 149, Register's Office for said County.

Said Lot No. 39, which is a corner lot, fronts 45.78 feet on the westerly margin of Vernon Drive and fronts 76.78 feet on the northerly margin of an unnamed street, said frontages being joined by a curve having a length of 39.5 feet, and extends back 70.09 feet on the westerly line and 101.36 feet on the northerly line to a point of intersection.

Being the same property conveyed to Walter F. Duke by deed from William B. Hargrove and wife, Nelda J. Hargrove, as of record in Book 4994, page 749, said Register's Office.

The said Walter F. Duke having since married.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4689, page 587, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is unimproved ( ) improved (X) property, known as 635 Vernon Avenue, Nashville, Tennessee 37219
(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 hands this 25th day of June, 1976

Walter F Duke

X Marie Duke

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter F. Duke and wife, Marie Duke

the bargainors, 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, TN. this 25th day of June, 1976.

Commission Expires 11/18/78 Notary Public

STATE OF
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 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 official seal at office at on this the day of , 19

My commission expires Notary Public

D 55940

IDENTIFICATION REFERENCE

JUN 29 11 23 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

JUN29	CONV	23,408.41			
JUN29	S'TAX		B*	60.84	
JUN29	PR'FEE		B*	.50	
JUN29	W'DEED		B*	4.00	* 65.34

WARRANTY DEED

FROM Walter F. Duke et ux

TO Teresa A. Sharpe

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York

Jamison & Taylor

P. O. Box 2255

Nashville, Tenn. 37219