This instrument prepared by
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5056 PAGE 603

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Austin W. Duke	Austin W. Duke	Map 104-5
(NAME)	(NAME)	
3715 Princeton Avenue	3715 Princeton Avenue	Par. 360
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Austin W. Duke and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Ellie Roberts Jones, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said Austin W. Duke, his

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

Being Lot No. 272 on the Plan of Richland Realty Company's First Addition to Subdivision "B", as of record in Book 332, page 174, Register's Office for said County. Said Lot No. 272 fronts 50 feet on the westerly side of Park Circle and runs back 200 feet on the northerly line and 202 feet on the southerly line to an alley, measuring 54.5 feet thereon.

Included in the above description but expressly excluded therefrom is 880 square feet conveyed to the State of Tennessee by deed from Ellie Roberts Jones, of record in Book 4728, page 37, Register's Office for said County.

Being part of the property conveyed to Ellie Roberts Jones by deed from Robert L. Parker, of record in book 2284, page 591, said Register's Office. The said Ellie R. Jones and Ellie Roberts Jones is one and the same person.

This conveyance is made subject to easement granted by Ellie Roberts Jones to State of Tennessee for sewers and electric power transmission lines of record in Book 4728, page 37, Register's Office for Davidson County, Tennessee, and lack of direct access to I-440 as more fully set out in instrument of record in Book 4728, page 37, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this tranefer is $ 15,500.00

Subscribed and sworn to before me, this the 7th day of August 19 76

Affiant Margaret D. Raines

My commission expires: October 11, 1978.
(Affix Seal)

Notary Public M. Simpkins

This is unimproved ( ) improved (X) property, known as 309 Park Circle (House Number) (Street) Nashville P. O. Address: Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Austin W. Duke, his

(successors), *heirs and assigns forever.* I *covenant that* I am *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 for 1976 taxes which are prorated and assumed by grantee.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Austin W. Duke, his

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

Witness my *hand this* 2nd *day of* August, 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.*

Ellie R. Jones

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, I. C. Simpkins, *a Notary Public in and for said County and State,* Ellie Roberts Jones, a widow,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

I. C. SIMPKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Witness my hand and official seal at Nashville, *Tennessee,*
this 7th *day of* August, *19* 76

I. C. Simpkins
Notary Public

Commission expires October 11, 1978.

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 .....

AUG 12 76	CONV	15,500.00			
AUG 12 76 S'TAX			B*	40.30	
AUG 12 76 PR'FEE			B*	.50	
AUG 12 76	W'DEED		B*	4.00	* 44.80

WARRANTY DEED

FROM
Ellie Roberts Jones

TO
Austin W. Duke

Mail to: Union Trust Company
2700 Franklin Rd.
P.O.Box 40157
Nashville,Tenn. 37204

D 62901

IDENTIF. REFERENCE

AUG 12 9 16 AM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238