BOOK 5031 PAGE 35

THIS INSTRUMENT PREPA
Thompson, Lieberg ood, and ..awford
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

mail

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James L. Duke and wife, Flodine L. Duke	same	103-13
409 Hillwood Drive (STREET ADDRESS OR ROUTE NUMBER)	(NAME) (STREET ADDRESS)	
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 and other good and valuable consideration, the receipt of which is hereby acknowledged and the agreement by Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 4135, page 646, Register's Office for Davidson County.

I, Richard M. Wright, III,

have this day bargained and sold, and do hereby transfer and convey unto the said James L. Duke and wife, Flodine L. Duke, their

~~successors~~, *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 20 on the Plan of Hillwood Estates, Section 3, as of record in Book 1835, page 135, Register's Office for said County, described as follows:
Beginning on the southerly margin of Hillwood Drive at the corner of lots Nos. 19 and 20; thence with the line between said two lots, southwardly 363 feet to the northerly line of lot No. 22; thence with the line between said lots Nos. 20 and 22 westwardly 130 feet to the corner of lots Nos. 21 and 22; thence with the line between lots Nos. 20 and 21, northwestwardly 235 feet to the southeasterly margin of Hillwood Drive; thence with same, northeastwardly and eastwardly 426.18 feet to the beginning.

Being the same property conveyed to Richard M. Wright, III, and wife, Colleen M. Wright by deed from Thomas F. Talbot and wife, Donna Klinner Talbot of record in Book 4135, page 644, Register's Office for Davidson County, the said Colleen M. Wright having since died. The said Jo Ann H. Wright joins in the execution of this deed for the purpose of conveying any interest she may have in this property as a result of the marital status.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $60,000.00

Subscribed and sworn to before me, this the 15th day of December 19 76

Affiant

My commission expires

(Affix Seal)

Notary Public

My Commission Expires August 15, 1979

NOTARY PUBLIC STATE OF TENNESSEE LARGE SEAL

This is improved (XX) unimproved ( ) property, known as 409 Hillwood Drive, 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 James L. Duke and wife, Flodine L. Duke, their

~~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 stated on the back of this deed.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James L. Duke and wife, Flodine L. Duke, their

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

Witness our hand S this 15th day of November, 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.*

Richard M. Wright, III

Jo Ann H. Wright

REGISTER'S MEMO
Legibility of Writing, Typing or Printing in this
Document Unsatisfactory When Received.

BOOK 5091 PAGE 36

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Carol E. Milam, a Notary Public in and for said County and State, Richard M. Wright, III and wife, Jo Ann H. Wright

the within named 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, Tennessee, this 15th day of November 19 76

Carol E. Milam
Notary Public

Commission expires Feb 18, 1980

CAROL E. MILAM ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

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.....

This conveyance is made subject to the following encumbrances:
(1) 1976 Taxes to be prorated and assumed by Grantees.
(2) Deed of Trust of record in Book 4135, page 646, Register's Office of Davidson County.
(3) An owner's certificate showing a certain building set-back line from Hillwood Drive, a 10-foot easement for public utilities along the southerly line of the premises.

NOV24 76	CONV	60,000.00			
NOV24 76	S'TAX		B*	156.00	
NOV24 76	PR'FEE		B*	.50	
NOV24 76	W'DEED		B*	4.00	* 160.50

WARRANTY DEED

FROM Richard M. Wright, III

TO James L. Duke and wife, Flodine L. Duke

D 78533

IDENTIF. REFERENCE

NOV 24 1 58 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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