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FORM NO. WD-1

Prepared by and Return to:
Joel Riggs and Company
2319 Crestmoor Road
Nashville, Tennessee 37215

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January 19 77

Notary Public

MY COMMISSION EXPIRES: June 9, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOEL RIGGS AND COMPANY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Oscar H. Duke (NAME)	Same (NAME)	132-2
916 Evans Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	3
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	GH 7365

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, Ben F. Fite, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Oscar H. Duke and wife, Eletha A. Duke

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 all of Lot No. 74 on the Map of Brookhaven Estates, as of record in Book 1835, pages 49,50 and 51, Register's Office for said County, except a triangle out of the southwest corner of same and including also a triangle out of the northeast corner of Lot No. 34 on the Map of Rolling Meadows, as of record in Book 1424, pages 98 and 99, Register's Office for said County, and described together as follows:

Beginning at a point in the northerly margin of Evans Road at the common corner of Lots 74 and 75 of Brookhaven Estates; thence with the line between said Lots northerly 213.3 feet to a point; thence westerly passing the northwest corner of Lot 74 of Brookhaven Estates at 159.7 feet and continuing along the north line of Lot 34 of Rolling Meadows Plan, a total distance of 202.1 feet to a point, thence southerly 202.4 feet to a point in the north margin of Evans Road which point is 42.4 feet east of the southwest corner of Lot 74 of said Brookhaven Estates; thence easterly 202.1 feet to the point of beginning.

Being the same property conveyed to Ben F. Fite and wife, Eula M. Fite, the said Eula M. Fite having since died, by deed from C. Hal Johnson and wife, Allene Friar Johnson, of record in Book 3368, page 277, Register's Office for Davidson County.

This is unimproved (X) improved ( ) property, known as 916 Evans Road, Nashville, Tennessee
(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 my hand this 17th day of January, 19 77

BY: Ben F. Fite

Ben F. Fite

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ben F. Fite

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of January 19 77

Commission expires June 9, 1980

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
Ben F. Fite

TO
Oscar H. Duke and wife,
Eletha A. Duke

D 8 7 6 9 5

IDENTIFICATION REFERENCE

FEB 2 9 22 AM '77

REGISTER
DAVIDSON CO., TENN.

FEB-27 77	CONV	56,750.00		
FEB-27 77	S'TAX		B*	147.42
FEB-27 77	PR'FEE		B*	.50
FEB-27 77	W'DEED		B*	4.00
			*	151.92

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.