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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,062.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May 19 77.

Notary Public

MY COMMISSION EXPIRES: 3/5/80

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Joe Saperstein, Suite 303, 4515 Harding Rd., Nashville, TN 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glen G. Dukes et ux (NAME)	SAME (NAME)	Map 93-16
Valley Ridge Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 149
Franklin, TN (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, Shirley B. Karr and Martha Karr

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Glen G. Dukes and wife, Betty Dukes

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, bein g Lot No. 150 on the Plan of Maury & Claiborne's Addition to South Nashville, as of record in Book 21, pages 84 and 85, Register's Office for said County.

Said Lot No. 150 fronts 35 feet on the westerly side of Lewis Street, and runs back between parallel lines, with the southerly margin of Fain, formerly Spring Street, 165 feet to an alley.

Being the Game property conveyed to Shirley B. Karr and wife, Martha Karr by deed from Jerry Karr and wife, Bernice M. Karr of record in Book 4546, page 376, Register's Office for Davidson County, Tennessee. Shirley B. Karr and Martha Karr having since been divorced and are now holding the property as tenants in common.

This is unimproved ( ) improved (X) property, known as 104 Lewis Street 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 our hand s this 4th day of May, 19 77

SHIRLEY B. KARR

MARTHA KARR

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Carolyn Barnes, a Notary Public in and for said County and State, the within named Shirley B. Karr and Martha Karr

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 4th day of May 1977

Commission expires 8/3/80

Carolyn Barnes
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
SHIRLEY B. KARR and
MARTHA KARR

TO
GLEN G. DUKES and wife,
BETTY DUKES

U.S. LIFE TITLE INSURANCE
43-013-5069F

E 0 4 0 1 8

IDENTIF. REFERENCE

MAY 16 3 22 PM '77

FEE $ REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY 16 77	CONV	12,062.50			
MAY 16 77	S'TAX		B*	31.46	
MAY 16 77	PR'FEE		B*	.50	
MAY 16 77	W'DEED		B*	4.00	* 35.96