Prepared by: King & Ballow
24th Floor
First American Center
Nashville, TN 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Leo F. Duzak, et ux (NAME)	Same (NAME)	102-6-202
4500 Colorado Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN (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 considerations, the receipt of which is hereby acknowledged,

I, W. A. Stone, Executor, pursuant to the Will of record in Will Book 118, Page 578, County Court Clerk's Office for Davidson County, TN, *have this day bargained and sold, and do hereby transfer and convey unto the said*

Leo F. Duzak and wife, Juliette H. Duzak, their

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

A certain tract or parcel of land situated and lying in the State of Tennessee, County of Davidson, and City of Nashville, and more particularly described as follows:

BEING Lot No. 7 of Block No. 17 Sylvan Park Plan of West Nashville and described as follows: Beginning at the Northwest corner of Fourth Street, now 45th Avenue, North, and Ninth Avenue, now Colorado Avenue; and running thence Westwardly 60 feet along the Northerly margin of said Ninth Avenue; thence at right angles Northwardly 160 feet to the Southern margin of an alley; thence Eastwardly along the Southern margin of said alley, 60 feet to the West margin of Fourth Street; thence Southwardly along the West margin of Fourth Street 160 feet to the beginning point.

BEING the same property conveyed to Sarah Louise Davis by deed from J. K. Davis, a widower, of record in Book 782, Page 185, Register's Office for Davidson County, Tennessee, the said Sarah Louise Davis having since died leaving a will with instructions to W. A. Stone, Executor, to sell said real estate. The said will being of record in Will Book 118, Page 578, County Court Clerk's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,000

Subscribed and sworn to before me, this the 13th day of July 1977

Affiant

My commission expires: ~~----------~~ (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 4500 Colorado Avenue, Nashville, TN (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

Leo F. Duzak and wife, Juliette H. Duzak, their

(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.*

I *further covenant and bind* myself/my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

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

Witness my *hand this* 13 *day of* July, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. A. Stone - Executor

E. 2421

BOOK 5171 PAGE 828

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Verna B. Curley, *a Notary Public in and for said County and State,* W. A. Stone, Executor,

the within named 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 13th *day of* July, *19*77.

Verna B. Curley
Notary Public

Commission expires 9/24/80

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 .....

WARRANTY DEED

FROM

W. A. STONE, EXECUTOR,

TO

LEO F. DUZAK, ET UX,

Mail

JUL 18 77	CONV	12,000.00			
JUL 18 77	S'TAX		B*	31.20	
JUL 18 77	R'FEE		B*	.50	
JUL 18 77	W'DEED		B*	4.00	* 35.70

E 14742

IDENTIFICATION REFERENCE

JUL 18 9 38 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238