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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 $ 22,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 19 77

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

PREPARED BY
THOMAS, HALLIBURTON & BALLIN
107 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

THIS INSTRUMENT WAS PREPARED BY		
NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M/M Leonard Smith	NATIONAL MORTGAGE COMPANY	70-9-22
(NAME)	(NAME)	
3308 Curtis Street	4041 Knight Arnold Road	13DA-46460
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37207	Memphis, Tennessee 38118	
(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, BILL L, DUKE and wife, BRENDA S. DUKE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEONARD SMITH and wife, BETTIE ANN SMITH

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 Tract No. 3 of a survey made by Cantrell, Connell & Morrison, Engineers, dated August 19, 1957, not of record, being a part of Lots Nos. 20, 21 and 24 in the H. L. Simpkins Division of the L. G. Curtis Land, as of record in Book 547, page 39, Register's Office for Davidson County, Tennessee.

SAID Tract No. 3 fronts 60 feet on the north side of Curtis Street and extends back between parallel lines 200 feet to a dead line in the rear, on which it measures 60 feet.

BEING the same property conveyed to Bill L. Duke and wife, Brenda S. Duke by deed from William M. Wairse and wife, Ruth R . Wairse of record in Book 5213, page 108, Register's Office for Davidson County, Tennessee.

This conveyance, however, is subject to any and all easements and rights of way of public record and to any Restrictions of record.

This is unimproved ( ) improved (XX) property, known as 3308 Curtis Street, Nashville, Tn. 37207
(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 27th day of December, 19 77

X Bill L. Duke
BILL L. DUKE

X Brenda S. Duke
BRENDA S. DUKE

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 Bill L. Duke and wife, Brenda S. Duke

the bargainor, 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 27th day of December, 19 77

Commission expires 9-12-78

Notary Public

STATE OF TENNESSEE }
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

TO

E 43481

IDENTIF. REFERENCE

DEC 28 8 39 AM '77

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217

DEC 28 77	CONV	22,900.00				
DEC 28 77	S'TAX		B*	59.54		
DEC 28 77	PR'FEE		B*	.50		
DEC 28 77	W'DEED		B*	4.00	*	64.04