BOOK 5285 PAGE 382

mail

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PEEK, ATTORNEY
2[illegible] FOURTH AVENUE, NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel C. Duke and wife, Claudia H. Duke	Home Federal Savings & Loan Association	142-5C
(NAME)	(NAME)	
W-402, 925 Todd Preis Dr.	230 Fourth Avenue, North	#16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, TN 37219	9D-65641
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------
---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Home Federal Savings & Loan Association, secured by a deed of trust of record in Book 5113, page 396, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

ELLSWORTH STEVENS SCALES and wife, ELNA J. SCALES

have this day bargained and sold, and do hereby transfer and convey unto the said

SAMUEL C.DUKE and wife, CLAUDIA H. DUKE
their

(successors), heirs and assigns,

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

Unit No. W-402, together with the Carport designated No. W-402-C, in River Plantation, Section Four, a Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Four, Condominium Apartments, recorded in Book 4860, pages 17, 18 and 19, amended in Book 4860, pages 107, 108 and 109, Register's Office for said County, and described in a Master Deed recorded in Book 4892, page 440, amended in Book 4956, page 756, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Four, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4892, page 456, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied therein.

Being the same property conveyed to Ellsworth Stevens Scales by deed from Haury and Smith Contractors, Inc., of record in Book 5113, page 394, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,900.00

Subscribed and sworn to before me, this the 9th day of May, 1978

Affiant

My commission expires 2/23/81 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as W-402, 925 Todd Preis 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

SAMUEL C. DUKE and wife, CLAUDIA H. 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 for 1978 taxes; deed of trust in BK.5113,p.396 easements in BK.3700,p.6;BK.174,p.70;BK.2274,p.547;BK.4675,p.127 and as set out above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* SAMUEL C. DUKE and wife, CLAUDIA H. DUKE
their

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

Witness our hands this 9th day of May, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ellsworth Stevens Scales

Ellsworth Stevens Scales

Elna J. Scales

Elna J. Scales

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5285 PAGE 383

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State,* Ellsworth Stevens Scales and wife, Elna J. Scales

the within named 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 9th *day of* May, *19* 78

Gail Pigg
Notary Public

Commission expires 2/23/81

NOTARY PUBLIC
DAVIDSON COUNTY
TENNESSEE

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 .....

MAY 15 78	CONV	39,900.00			
MAY 15 78	S'TAX		B*	103.74	
MAY 15 78	PR'FEE		B*	.50	
MAY 15 78	W'DEED		B*	4.00	* 108.24

WARRANTY DEED

FROM
Ellsworth Stevens Scales et ux

TO
Samuel C. Duke et ux

E 6 5 2 4 2

IDENTIF. REFERENCE

MAY 15 9 38 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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