BOOK 5295 PAGE 164

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jesse Roy Duty and wife, Mary Frances Hicks Duty	Same	159
(NAME) 1241 East Hickory Springs	(NAME)	#146
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	FH2752
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

and other good and valuable consideration, the receipt of which is hereby acknowledged, it, the undersigned

AMERICAN EQUITY DEVELOPERS, INC., a one-half undivided interest

have this day bargained and sold, and do hereby transfer and convey unto the said
JESSE ROY DUTY and wife, MARY FRANCES HICKS DUTY

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

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Hickory Boulevard Estates, Section Two, of record in Book 4175, page 110, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to American Equity Developers, Inc. by deed from Karl E. Haury, of record in Book 4511, page 904, Register's Office for Davidson County, Tennessee.

It was the intention of grantor to convey its interest in this lot to grantee in December, 1971. That act was either inadvertently omitted or the deed was lost prior to recording, and the purpose of this instrument is to correct that errror.

STATE OF TENNESSEE, COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 5,500.00

Subscribed and sworn to before me, this the 2nd day of June, 1978

Affiant

My commission expires: 5/16/80 (Affix Seal)

Notary Public

( ) unimproved ( ) property, known as ..... (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
JESSE ROY DUTY and wife, MARY FRANCES HICKS DUTY
their *(successors),*
heirs and assigns forever. it *covenant* S *that* it is *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 plan of record in Book 4175, page 110; and restrictions in Book 4505, page 501

It *further covenant* S *and bind* S itself, its *heirs and representatives, to warrant and forever defend the title to said real estate to said* JESSE ROY DUTY and wife, MARY FRANCES HICKS DUTY
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* this 2nd *day of* June, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

AMERICAN EQUITY DEVELOPERS, INC.

BY: Karl E. Haury, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ..... *Tennessee, this*.....*day of*....., *19*.....

..... *Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Karl E. Haury *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* American Equity Developers, Inc. *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee *this* 2nd *day of* June, *19*78.

Patricia A Burgess *Notary Public*

Commission expires 4/4/80

JUN-7 78 CONV *5,500.00

JUN-7 78 S'TAX B* 14.30

JUN-7 78 PR'FEE B* .50

JUN-7 78 W'DEED B* 4.00 * 18.80

WARRANTY DEED

FROM
American Equity Developers, Inc.

TO
Jesse Roy Duty et ux

E 6 9 6 1 4

IDENTIF. REFERENCE

JUN 7 10 01 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Row 1 Box 8

WILKINS, ADAMS, WEEMS & SPENCER, ATTYS.
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

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