This instrument prepared by:
Jack F. King, Jr.
Trabue, Sturdivant & DeWitt
26th Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5303 PAGE 929

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills to:	Map - Parcel Nos.
Clifton J. Dukes	First Federal Savings & Loan Association	51-11
513 Freda Villa Drive	236 Fourth Ave. North	99
Madison, Tennessee 37115	Nashville, Tenn. 37201	

For and in consideration of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, including the assumption by the grantees of the indebtedness secured by the deed of trust of record in Book 4689, page 797, the receipt and sufficiency of all of which is hereby acknowledged, Hollis Steve Tidwell and wife Carolyn A. Tidwell have this day bargained and sold, and do hereby transfer and convey unto the said Clifton J. Dukes and wife Violet L. Dukes, their heirs and assigns, certain real property in Davidson County, Tennessee, described as follows:

Being Lot No. 37 on the Plan of Oakland Acres, Section 11, as of record in Book 3700, page 26, Register's Office for Davidson County and being more particularly described as follows:

Beginning at a concrete monument in the southerly margin of Freda Villa Drive, being the northeast corner of the within described property and being a common corner with Oakland Acres, Section 10 of record in Book 2900, page 140, Register's Office for Davidson County, Tennessee; thence leaving the margin of said Freda Villa Drive South 5° 49' West 252.3 feet to a concrete monument; thence North 84° 22' West 48.0 feet to a concrete monument at the northeasterly corner of reserved Parcel B on said Plan of Oakland Acres, Section 11; thence with the common line between the within described Lot 37 and reserved Parcel B northwesterly 173.69 feet to a point in the easterly margin of Oakland Acres Drive; with the easterly margin of said Oakland Acres Drive Northeasterly 206.46 feet to a concrete monument in the beginning of a curve to the right; thence along said curve to the right having a radius of 25 feet, 37.28 feet to a concrete monument in the southerly margin of Freda Villa Drive; thence continuing with the southerly margin of Freda Villa Drive along a curve to the

JUN 27 78 CONV 58,900.00
JUN 27 78 S'TAX B* 153.14
JUN 27 78 PR'FEE B* .50
JUN 27 78 W'DEED B* 6.00 * 159.64

left 79.21 feet to a concrete monument; thence continuing with the southerly margin of said Freda Villa Dirve South 84° 11' East 67.8 feet to the point of beginning.

Being the same property conveyed to Hollis Steve Tidwell and wife Carolyn A. Tidwell by deed from Jackson D. Cothren and wife Peggy Cothren of record in Book 4975, page 137, Register's Office for Davidson County, Tennessee.

This is improved property known as 513 Freda Villa Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest belonging to the said Clifton J. Dukes and wife Violet L. Dukes, their heirs and assigns forever. We do covenant that we are lawfully seized and possessed of the said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the above mentioned deed of trust and except for 1978 taxes which have been prorated and assumed by the purchasers.

We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Clifton J. Dukes and wife Violet L. Dukes, their heirs and assigns, against lawful claims of all persons.

WITNESS our hands this 23rd day of June, 1978.

Hollis Steve Tidwell
HOLLIS STEVE TIDWELL

Carolyn A. Tidwell
CAROLYN A. TIDWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $58,900.

Hollis Steve Tidwell
Clifton James Dukes

Subscribed and sworn to before me this 23rd day of June, 1978.

Maureen B. Kelly
NOTARY PUBLIC

My Commission Expires: 4/27/80

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Hollis Steve Tidwell and wife Carolyn A. Tidwell, the within named bargainors, with whom I am personally acquainted, and who acknowled that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of June, 1978.

NOTARY PUBLIC

My Commission Expires: 7/27/80

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IDENTIF. REFERENCE

JUN 27 2 24 PM '78

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TENN.