# WARRANTY DEED

BOOK 5310 PAGE 11

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Calvin S. Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 1978.

Douglas R. Berry
Notary Public

MY COMMISSION EXPIRES: October 28, 1978
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PARKWAY, GOODLETTSVILLE, TN. 37072
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| CALVIN S. DUKE, et ux (NAME) | (NAME) | 32 |
| Rt. 1, Brick Churck Pike (STREET ADDRESS OR ROUTE NUMBER) | SAME (STREET ADDRESS) | 13-3 |
| Whites Creek, Tn. 37189 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 10D 00660 |

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, GERALD D. CLINARD and wife, JOANNE L. CLINARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CALVIN S. DUKE and wife, EDITH H. DUKE

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 the 10th Civil District of Davidson County, Tennessee, being designated as Tract No. 4-B, on a survey made by Southern Land Survey Company, Inc., March 9, 1964, and described according to said survey as follows:

Beginning at a spike in the center of Brick Church Pike, south 29° west 300 feet from the southeast corner of the property conveyed to William Wayne Batson and wife, by deed from Alvin Parrish, et al, of record in Book 3705, page 207, Register's Office for said county; thence with the center of said pike south 29° west 112 feet; thence north 61° west 210 feet; thence north 29° east 112 feet; thence south 61° east 210 feet to the beginning.

Being the same property conveyed to Gerald D. Clinard and wife, Joanne L. Clinard by deed from George E. Henderson and wife, Martha A. Henderson of record in Book 3932, page 474, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as Route 1, Brick Church Pike, Whites Creek, Tn.
(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 30th day of June, 1978

Gerald D. Clinard
GERALD D. CLINARD

Joanne L. Clinard
JOANNE L. CLINARD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5310 PAGE 12

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerald D. Clinard and Joanne L. Clinard

the 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 Goodlettsville, Tennessee this 30th day of June, 19 78

Commission Expires October 28, 1978 Notary Public

STATE OF _____ }
_____ 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 purpose 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

E 76142

IDENTIF. REFERENCE

JUL 12 8 59 AM '78

FELIX [illegible] REGISTER
DAVIDSON [illegible]

| | | | | |
|---|---|---|---|---|
| JUL 12 78 | CONV | 45,000.00 | | |
| JUL 12 78 | S'TAX | | B* 117.00 | |
| JUL 12 78 | PR'FEE | | B* .50 | |
| JUL 12 78 | W'DEED | | B* 4.00 | * 121.50 |

WARRANTY DEED

FROM GERALD D. CLINARD, et ux

TO CALVIN S. DUKE, et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of Title Associates, Inc.

REPRESENTING USLIFE TITLE INSURANCE Company of New York