BOOK 5314 PAGE 217 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000.00

Matilou B. Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF July 1978.

Mrs Susie M. Buchanan
Notary Public

MY COMMISSION EXPIRES: 4/18/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harry G. Nichol, Atty., 711 J.C.Bradford Bldg., Nashville,Tn., 37219.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. Duke	Same	127-27 Map J
c/o Matilou (NAME) B. Duke, 2600 Hillsboro Rd., Apt. J-14	(NAME)	9D-10130.
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn., 37212.	(STREET ADDRESS)	
(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 I, Matilou B.Duke, a widow, sole beneficiary under the will of E. C. Duke, deceased, or record in Will Book 113, page 257, Probate Court for Davidson County, Tennessee,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David C. Duke

HEREINAFTER CALLED THE GRANTEES his HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A ten acre tract of land beginning at a section of the W. H. McCall Farm located in the 9th Civil District of Davidson County, fronting on the Charlotte Pike, being a part of the land conveyed by deed dated July 18, 1908, by T. J. Robertson and wife, Sophia M. Robertson and T. B.Robertson and wife, Margaret A. Robertson as of record in Book 291, page 600, R.O.D.C., Tenn, and being the ten acres conveyed by W. H. McCall and wife, Mrs. W. H. McCall in deed dated March 27, 1936, as of record in Book 954, page 338, RODC., more specific description as follows:

Beginning at the corner of a twenty acre tract of land in the center of new Charlotte Pike and running thence with the west boundary of said twenty acre tract N. 19½ degrees west 1720 feet to the northwest corner of said twenty acre tract; thence South 10 degrees west with McCall line 600 feet more or less to a point; thence South 19½ degrees East 1220 feet more or less to a center of highway; thence with the center of highway 290 feet to a point of beginning. Above property also contains a part of the land conveyed to W. H. McCall by deed from Alva Williams and wife of record in Book 328, page 284, said Register's Office. The twenty acre tract referred to in the above description as conveyed from W. H. McCall and wife to J. C. Villines, has been divided into two ten acre tracts, the westerly ten acres being the easterly boundary to above mentioned ten acres. Said westerly half was deeded by J. C. Villines, Trustee, to Earl Rayburn and wife, Ruby Rayburn, as of deed Feb. 18, 1941.

Being the same property conveyed to E.C.Duke, Trustee for E.C. Duke and wife, Matilou B. Duke (see Bk. 4967, p .455, RODC., by deed from J. C. Villines, Trustee, of record in Bk.1199, page 334, RODC., the said E.C.Duke having since died, the last will and testament of said E. C. Duke, being of record in Will Bk. 113, p.257, Probate Court, Davidson County Tenn.

This is unimproved ( ) improved ( ) property, known as (House Number) (Street) (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.

Said tract is a 10 acre unimproved tract on Charlotte Rd., Davideon County.

Witness my hand this 21 day of July, 1978.

Matilou B. Duke

BOOK 5314 PAGE 218

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs Susan W. Buchanan, a Notary Public in and for said County and State, the within named Matilou B. Duke, a widow,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Davidson, Tennessee, this 21 day of July 1978

Commission expires 4-18-82

Mrs Susan W. Buchanan
Notary Public

STATE OF TENNESSEE
Davidson 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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
MATILOU B. DUKE

TO
DAVID C. DUKE.

Mail to:
Matilou B. Duke
2600 Hillsboro Rd., Apt.J-14,
Nashville, Tenn., 37212.

E 7810 3

IDENTIF. REFERENCE

JUL 21 9 51 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 21 78	CONV	*3,000.00				
JUL 21 78	S'TAX		B*	7.80		
JUL 21 78	PR'FEE		B*	.50		
JUL 21 78	W'DEED		B*	4.00	*	12.30