FILE BOX 3

Form No. WD-1

BOOK 5314 PAGE 472

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,406.83

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 1978

Notary Public

MY COMMISSION EXPIRES: 4/29/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doris E. Pridgen (NAME)	Lomas & Nettleton Company (NAME)	MAP 95-8
317 Tamworth Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	PAR 61
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, VA 23451 (CITY) (STATE) (ZIP)	3D2-12670

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 Robert S. Duke and wife Phyllis V. Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Doris E. Pridgen

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 Davidson County, Tennessee, being Lot No. 152, Eva-Mor Heights, Section 2, as of record in Book 1635, Page 30, Register's Office for said County.

SAID Lot No. 152 fronts 75 feet on the side of Tamworth Drive and extends back between lines, measuring 174.88 feet on the north line and 173.69 feet on the south line, to a dead line in the rear, measuring 75 feet thereon.

BEING the same property conveyed to Robert S. Duke and wife Phyllis V. Duke, by deed from Ronny H. Shelton and wife Jane Shelton, as of record in Book 5047, Page 344, Register's Office for said County.

THIS conveyance, however is subject to a certain Deed of Trust, recorded in Book 4865, Page 957, Register's Office for Davidson County, Tennessee, securing a promissory note dated June 2, 1972, payable to the order of Lomas & Nettleton Company, with a present unpaid principal balance of $15,750.83, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein. This conveyance is further subject to any and all easements, restrictions and rights of way of record.

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

THIS conveyance is subject to any and all existing easements of record.

SAID property is subject to a sewer easement of record in Book 4834, Page 394, Register's Office for said County.

This is improved (XX) unimproved ( ) property, known as 317 Tamworth Drive (House Number) (Street) Nashville, TN 37214 (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 hands this 20TH day of JULY, 1978

Robert S. Duke X Robert S. Duke

Phyllis V. Duke X Phyllis V Duke

STATE OF TENNESSEE
Davidson County

BOOK 5314 PAGE 473

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert S. Duke and wife Phyllis V. Duke

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 Nashville, Tennessee, this 20TH day of JULY 19 78

Commission expires 4/24/82

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 (this oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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 Robert S. Duke

TO Doris E. Pridgen

E 7 8 1 8 5

IDENTIF. REFERENCE

JUL 21 10 50 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

JUL 21 78		CONV	31,406.83		
JUL 21 78	S'TAX		B*	81.64	
JUL 21 78	PR'FEE		B*	.50	
JUL 21 78		W'DEED	B*	4.00	* 86.14