BOOK 5324 PAGE 37

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF Aug 19 78

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

This Instrument Was Prepared By
DONNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Randall Farris (NAME)	Fidelity Federal (NAME)	148-8
4582 Artelia Dr. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 35 Js
Antioch Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Andrews B. Duke and wife, Frances J. Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank Randall Farris and wife, Jerry Ann Farris

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. 33 on the plan of Oakwood Terrace, Subdivision, Section 1, as of record in Book 4460, pages 54 and 55, said Register's Office,

Beginning at a point in the northerly margin of Hawaiian View, said point being the common corner of Lots 33 and 82,; thence with the line between said lots, northwardly 108.05 feet to a point; thence westwardly 99.53 feet to the easterly margin of Artelia Drive; thence with the easterly margin of Artelia Drive, Southwardly 83.16 feet ot the beginning of a curve; thence around said curve, which has a radius of 25 feet, southwardly 31.67 feet to a point on the northerly margin of Hawaiian View thence with the northerly margin of said Hawaiin View, eastwardly 90.13 eet to the point of beginning.

Being the same property conveyed to Andrew B. Duke and wife, Frances J, Duke by deed from Marion Thurman and wife, Eva M. Thurman of record in Book 4620, page 695, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 4582 (House Number) Artelia Dr (Street) Antioch 37013 (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 8th day of August, 1978

Andrew B. Duke

Andrew B. Duke

Frances J. Duke

STATE OF TENNESSEE
Davidson County

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Andrew B. Duke and wife, Frances J. 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 8 day of August 1978

Commission expires My Commission Expires Nov. 26, 1979

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) (himself) (themselves) acknowledged 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

51/339-1

WARRANTY DEED

FROM Andrew B. Duke and wife,

Frances J. Duke

TO Frank Randall Farris and wife

Jerry Ann Farris

E 82373

IDENTIF. REFERENCE

AUG 11 3 05 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 11 78	CONV	36,900.00			
AUG 11 78	S'TAX		B*	95.94	
AUG 11 78	PR'FEE		B*	.50	
AUG 11 78	W'DEED		B*	4.00	* 100.44