BOOK 5337 PAGE 948

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
103-4-260	Mr/Mrs. James L. Duke	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
25W-06020	4305 Colorado Avenue	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

SEP 14 78 CONV 16,500.00
SEP 14 78 S'TAX B* 42.90
SEP 14 78 PR'FEE B* .50
SEP 14 78 W'DEED B* 4.00 * 47.40

C. J. TIDWELL and wife, HAZEL TIDWELL

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES L. DUKE and wife, FLODINE DUKE

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly half of Lot No. 28 on the Plan of West End Annex, as of record in Book 332, page 61.

Said part of said Lot No. 28 fronts 50 feet on the northerly side of Colorado Avenue, formerly 9th Street, and runs back between parallel lines, 164.4 feet to an alley.

Being the same property conveyed to C. J. Tidwell, unmarried, by deed from Home Owners Loan Corporation, as of record in Book 1084, page 180, the said C. J. Tidwell having since married Hazel Tidwell.

This is to certify that Hazel W. Tidwell and Hazel Tidwell is the one and same person.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except 1978 taxes which have been prorated and assumed by Grantees

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 12 day of September, 1978.

C. J. Tidwell

Hazel W Tidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

C. J. Tidwell and wife, Hazel Tidwell

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, the 12 day of September, 1978.

My commission expires: 4-18-82

Notary Public

STATE OF
COUNTY OF

Before me, , a Notary Public in and for the State and County aforesaid, personally appeared the within named

the bargainor(s), with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at

this, the day of , 19 .

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$16,500.00

James L. Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF September 78

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

C. J. TIDWELL AND WIFE

TO

JAMES L. DUKE AND WIFE

E 8 8 7 3 2

IDENTIF. REFERENCE

Sep 14 2 20 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public in and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted, and who upon oath acknowledged to be the and , respectively, of , a corporation, the bargainor, and that , as such and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at , Tennessee, this, the day of , 19 .

My commission expires:

Notary Public