BOOK 3337 PAGE 352

Crawford & Crawford
L & C Title

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
103-4-261	Mr/Mrs James L. Duke	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
25W-06015	4203 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	37,500.00			
SEP 14 78	S'TAX		B*	97.50	
SEP 14 78	PR'FEE		B*	.50	
SEP 14 78	W'DEED		B*	4.00	* 102.00

C. J. TIDWELL and wife, HAZEL W. 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 east 50 feet of Lot No. 28 on the Plan of West End Annex as of record in Book 332, page 61.

Said part of said lot fronts 50 feet on the south side of Colorado Avenue, formerly North Street, and runs back between parallel lines, 164.4 feet to an alley.

Being the same property conveyed to C. J. Tidwell and wife, Hazel W. Tidwell, by deed from W. P. Ackerman and wife, Helen A. Ackerman as of record in Book 3767, page 146.

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
C. J. Tidwell

Hazel W. Tidwell
Hazel W. Tidwell

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

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 W. 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 12th day of September, 1978.

Notary Public

My commission expires: 4-18-82

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____.

Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF September 19 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 4

IDENTIF. REFERENCE

SEP 14 2 21 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___.

Notary Public

My commission expires: