BOOK 5350 PAGE 215

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7013.88

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF Sept. 19 78

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires Dec. 11, 1978

THIS INSTRUMENT WAS PREPARED BY
DAVID YOUNG PARKER, ATTORNEY, 13th.FLOOR-FIRST AMERICAN CENTER-NASHVILLE, TENNESSEE 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GLENN G. DUKES, et al. (NAME)	GLENN G. DUKES (NAME)	15D 02045
818 Nashville Bank & Trust Bldg. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 61-7
Nashville, Tennessee 37201 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FAB 31

Mail

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, NELSON EDWARD KNIGHT and wife, GENEVA M. KNIGHT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GLENN G. DUKES, Arvin E. Dukes and Velma R. Dukes, Husband & Wife

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:

Being Lot No. 10 of Block I, Section No. 2, of Broadmoor, of record in Book 547, Pages 174 and 175, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the north side of Woodruff Drive, (now Broadmoor), and runs back between parallel lines 155 feet to a dead line.

Being the same property conveyed to Nelson Edward Knight and wife Geneva M. Knight, by deed from Robert R. Zavala and wife Brenda C. Zavala, as of record in Book 4437, Page 769, RODC.

As part of the consideration in this matter, Grantees assume the unpaid balance of a certain indebtedness evidenced by a note dated January 9, 1970, in the original principal amount of $11,400.00, payable to Murphree Mortgage Company, and secured by Deed of Trust executed by Robert R. Zavala and wife, Brenda C. Zavala, to J. Robert Cannon, Trustee, of record in Book 4392, Page 947, Register's Office for Davidson County, Tennessee.

Grantees assume grantors escrow.

Taxes for the year 1978 are pro-rated as of date of deed and are assumed by Grantees.

This is unimproved ( ) improved (X) property, known as 811 Broadmoor Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37216 (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 15th day of September 19 78

Nelson Edward Knight
NELSON EDWARD KNIGHT

Geneva M. Knight
GENEVA M. KNIGHT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, W. D. Fairhurst, a Notary Public in and for said County and State, the within named NELSON EDWARD KNIGHT and wife, GENEVA M. KNIGHT

the bargainor, 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 15th day of September 19 78

Commission expires My Commission Expires Dec. 11, 1978

W. D. Fairhurst
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

E 9 4 0 9 1

IDENTIF. REFERENCE

OCT 13 9 03 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

NELSON EDWARD KNIGHT and wife, GENEVA M. KNIGHT

TO

GLENN G. DUKES, et al.

OCT 13 78	CONV	17,013.88				
OCT 13 78	S'TAX		B*	44.20		
OCT 13 78	PR'FEE		B*	.50		
OCT 13 78	W'DEED		B*	4.00	*	48.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.