ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Austin W. Duke	Owner	92-12
(NAME)	(NAME)	
3715 Princeton Avenue		347
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		9W-9455
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5372 PAGE 331

For and in consideration of the sum of $10.00 ---------- Ten & No/100 ---------- DOLLARS

CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

I, L. A. Bowman, Jr., heir-at-law of L. A. Bowman and wife Jannie Bowman

have bargained and sold, and by these presents do transfer and convey unto the said Austin W. Duke, a married person

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No.19 in McMillin's Subdivision of the Old State Prison land as per plan of said subdivision of record in Book 16, page 119, Register's Office for said County.

Said Lot No.19 fronts fifty feet on the west side of Stonewall Street, now 15th Avenue North, running thence westerly between parallel lines, 100 feet to an alley.

The above described property was conveyed to L.A.Bowman and wife, Jannie Bowman, by deed from Annie Lynam Bourke and husband, Robert J. Bourke, of record in Book 663, page 394, said Register's Office. The said L. A. Bowman and Jannie Bowman having since died - he having survived she.

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

Susa C. Bowman joins in the execution of this instrument in order to convey any rights she has in said property.

1978 Property taxes have been prorated at closing and Buyer is to be responsible for payment of said taxes.

DEC-6-00	CONV	15,000.00			
DEC-6-00	S'TAX		B*	39.00	
DEC-6-00	PR'FEE		B*	.50	
DEC-6-00	W'DEED		B*	4.00	* 43.50

unimproved ( )
This is improved (X) property, known as 221 15th Avenue, North (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 4th day of December, 1978.

x L. A. Bowman, Jr. heir-at-law of L. A. Bowman and Jannie Bowman

x Susa C. Bowman

BOOK 5372 PAGE 332

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. A. Bowman, Jr., heir-at-law of L.A.Bowman and Jannie Bowman; and wife, Susa C. Bowman

the bargainors, 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, this 4th day of December, 19 78.

My commission expires 8-26-80 Notary Public Rebecca [illegible]

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 15,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Austin W. Duke

Sworn to and subscribed before me this 4th day of December, 19 78.

My commission expires 8-26-80 Notary Public Rebecca [illegible]

This instrument was prepared by:

DOBSON & JOHNSON, INC. Suite 1800, One Commerce Place Nashville, Tennessee 37239

Name Address

WARRANTY DEED

FROM L. A. Bowman, Jr., heir-at-law of L. A. Bowman and Jannie Bowman

TO Austin W. Duke, a married person

F. 0 3 8 9 9

IDENTIF. REFERENCE

DEC 6 3 28 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
SUITE 1800, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239