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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37000.00

Timothy Andrew Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April 19 79.

Ruth Rudolph
Notary Public

MY COMMISSION EXPIRES: 12-30-1980
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Marbut Glenn Gaston, Jr., Attorney, 2211 Crestmoor Road, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIMOTHY ANDREW DUKE et ux (NAME)	ENGEL MORTGAGE COMPANY, INC. (NAME)	135-5-81
350 Ladybird Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	2DU-8030
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (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, WILLIAM O. BOYD and wife, ANN M. BOYD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIMOTHY ANDREW DUKE and wife, TERESA KNOWLES DUKE

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. 1 on the Plan of A Resubdivision of Lot 84 of Town Park Estates, said Plan being of record in Book 5190, page 268, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 85.00 feet on the easterly margin of Ladybird Drive, and extends back 200.59 feet on the southerly line, and 192.47 feet on the northerly line, to a line on the rear measuring 87.00 feet.

Being part of the same property conveyed to William O. Boyd and wife, Ann M. Boyd by deed from Gary Thomas Baker and wife, Portia L. Baker of record in Book 4652, page 58, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3400, page 120, and Book 3436, page 43; and to the limitations shown on the Plan of record in Book 5190, page 268, all of record in the Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as 350 Ladybird Drive, Nashville, Tennessee 37217
(House Number) (Street) (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 14 TH day of April, 19 79

William O. Boyd
WILLIAM O. BOYD

Ann M. Boyd
ANN M. BOYD

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM O. BOYD and wife, ANN M. BOYD

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 14th day of April 19 79

Commission expires 12-30-1980

Ruth Radcliffe
Notary Public

NOTARY PUBLIC * DAVIDSON COUNTY * TENNESSEE

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

WARRANTY DEED

FROM
WILLIAM O. BOYD and wife,
ANN M. BOYD

TO
TIMOTHY ANDREW DUKE and wife,
TERESA KNOWLES DUKE

F. 2 5 5. 2. 6

IDENTIF. REFERENCE

APR 23 3 16 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

7879 04/23 100.70- CHECK

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			37000.00- CO	
			96.20 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	100.70-
7879A	04/23/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 25526

IDENTIF. REFERENCE

APR 23 3 16 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 679172