This Deed Prepared By:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, Tenn. 37217

Information Furnished By Seller

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

FRED J. DUKE, ET UX

TO

FRED J. DUKE, JR.

For draftsman's use

BOOK 5448 PAGE 824

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred J. Duke, Jr. (NAME)	SAME (NAME)	
45 Cutledge St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	93-06-25
Nash, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 25,849
Fred J. Duke Jr.
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June 19 79.
E. Buchanan
Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 0
Gloria Duke
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF May 1979.
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

For and in Consideration of ~~the sum of~~ love and affection that we have for our son, Fred J. Duke, Jr. and other good and valuable ~~consideration~~.

We, Fred J. Duke and wife, Gloria Duke have bargained and sold, and by these presents do transfer and convey unto the said Fred J. Duke, Jr. his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the easterly part of Lots Nos. 15, 16, and 17 on the Plan of Kirkman's Subdivision of Lot No. 25 and other lots in the First Plan of Davidson Academy Lots, as of record in Book R, page 460, Register's Office for said County, and described according to a survey made by A. J. Wilkinson, Surveyor, Jan. 30, 1961, as follows:

Beginning on the southerly margin of Demonbreum Street, at a point 100 feet east of the easterly margin of 4th Avenue, South, formerly Cherry Street, as widened; the northeast corner of the property conveyed to Spur Distributing Company, by deed from Goodlett Realty Company, of record in Book 1163, page 533, Register's Office; thence with the southerly margin of said Demonbreum Street, eastwardly 51.5 feet to the westerly margin of Almond, formerly Thomas Street; thence with said street, southwardly 120 feet to the northerly line of Lot No. 18; thence with said line, westwardly 51.1 feet to the southeast corner of said Distributing Company's property; thence with the easterly line of the same, northwardly 120 feet to the beginning.

Being the same property conveyed to Fred J. Duke and Allen M. Duke, as joint tenants, with the right of survivorship, the entire fee to vest in the survivor at the death of either, by deed from M. D. Hale and wife, Margaret Hale of record in Book 3676, Page 53, Register's Office for Davidson County, Tennessee, and the said Allen M. Duke, having since passed away.

8923 06/12 71.50- CHECK

BOOK 5448 PAGE 825

WD-2

This is unimproved ( ) improved (X) property, known as 311-313 Demonbreum Street, Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fred J. Duke, Jr. His heirs and assigns, forever.

And we do covenant with the said Fred J. Duke, Jr. 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.

except as appears of record

And We, Fred J. Duke and wife, Gloria Duke do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Fred J. Duke, Jr. his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 17th day of May, 19 79

Fred J. Duke
FRED J. DUKE

Gloria Duke
GLORIA DUKE

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 Fred J. Duke, Gloria Duke

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, Tennessee, this 17 day of May, 1979.

Adrain L. Brown Jr.
Notary Public.

My Commission Expires JULY 18, 1982
Commission expires

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in this day of , 19 .

Notary Public.

Commission expires

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
JUN 12 2 22 PM '79
IDENTIF. REFERENCE
F. 3 4 1 3 5.

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

BOOK 5448 PAGE 826

RECEIVED OF _____

FOR _____

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

25840.00- CO
67.08 CO TX
.50 PRFEE
4.00 WDEED
CHECK 71.58-
8923A06/12/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 341355

IDENTIF. REFERENCE

JUN 12 2 22 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 689872