OFF REC

This Form furnished by Attorneys Title Company, Inc.

BOOK 5451 PAGE 798

Form No. WD-2

FROM

Geraldine Boyd

TO

Howard C. Duke, et ux

For draftsman's use

This instrument prepared by

Richard R. Hedgepath, attorney
Nashville, Tenn

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard C. Duke (NAME)	same (NAME)	90-8
Lakeview Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 29 TK
Nashville, Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

F 35250

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JUN 19 12 15 PM '79

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$100.00 Howard C. Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF June, 19 79

Notary Public

MY COMMISSION EXPIRES: 2-17-82

(AFFIX SEAL)

For and in Consideration of the sum of One dollar ($1.00)

DOLLARS

cash in hand paid receipt of which is hereby acknowledged and other good and valuable consideration

I, Geraldine Boyd, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said Howard C. Duke and wife, Elizabeth Orah Duke their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at the northeasterly corner of lot no. 56 known as' 609 Annex Ave. on the westerly side of Annex Ave. and thence along the said westerly side of Annex Ave. for 17 feet thence west for 36 feet in parallel lines with the boundary line between 609 Annex and 611 Annex Avenue. The grantor conveying a part of the property, 17 feet by 36 feet, conveyed to grantor and her former husband, Andrew Jackson Boyd, by installment deed from Howard C. Duke, et ux, and being a part of the same property conveyed to grantor and her former husband in deed book _____, page _____ registers office for Davidson Co. Tenn. Said portion of lot no. 56 is on the plan of West Nashville Annex, as of record in Book 332 page 11.

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This is {unimproved (X) / improved ( )} property, known as 609 Annex Ave., 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 Howard C. Duke and wife Elizabeth Orah Duke their heirs and assigns, forever.

And I do covenant with the said grantees that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Geraldine Boyd do further covenant and bind myself and my 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.

Witness my hand this 14th day of June, 19 79

Geraldine Boyd

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 Geraldine Boyd

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tenn
Tennessee, this 14th day of June, 19 79

Richard L. Hedgepeth (Notary Public)

Commission expires 4-18-83

RICHARD L. HEDGEPETH NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 .

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

BOOK 5451 PAGE 800

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
			100.00- CO	
			.26 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	4.76-
0374A	06/19/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 35250

IDENTIF. REFERENCE T

JUN 19 12 15 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 691280