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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 110000.00

Subscribed and sworn to before me, this the 21 day of November 19 84

My commission expires: January 19, 1986 (Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Donald A. Schlitz, Jr./	same
c/o Charles Flood	
3512 Central Avenue	
STREET ADDRESS	STREET ADDRESS
Nashville TN 37205	
CITY STATE ZIP	CITY STATE ZIP

MAP NO. 93-11 PARCEL NO. 173.00 FB#13W-2460

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Fred J. Duke and Wife, Gloria J. Duke

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Donald A. Schlitz, Jr.

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lots Nos. 19 & 20 on Rutledge's Addition to Nashville, of record in Book 21, page 73, Register's Office for said County.

Said lots adjoin and front together 103.13 feet on the west side of Rutledge Street, and runs back between parallel lines, Lot 19 along the northerly margin of Middleton Avenue 150 feet to an alley.

Being the same property conveyed to Fred J. Duke and Wife, Gloria J. Duke by deed recorded in Book 4868 at page 94, Register's Office for Davidson County, Tennessee. This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record.

1:69 1:12
IDENTIF. REFERENCE
DEC 11 9 54 AM '84
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

CHECK

THIS IS _____ IMPROVED PROPERTY KNOWN AS 45 Rutledge Street, Nashville, Tennessee

392.50 12/11

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 21 day of November 19 84

Fred J. Duke Gloria J. Duke

Fred J. Duke Gloria J. Duke

4142

State of Tennessee
County of Davidson

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On this 21 day of November, 19 84, before me personally appeared Fred J. Duke and Wife, Gloria J. Duke to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

January 19, 1986

Notary Public
Brent A. Campbell

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

110000.00- CAMT.
286.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 292.50-
4142A12/11/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 9 1 1 2

IDENTIF. REFERENCE

DEC 11 9 54 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 91996