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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 $ 36,400.00

Hanson A. Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 19 75

Marbut Glenn Gaston, Jr.
Notary Public

MY COMMISSION EXPIRES: May 29, 1979
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hanson A. Duke, et ux (NAME)	John W. Murphree Company (NAME)	5DU-61750
218 Cedarview Drive (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	173-1
Antioch, Tennessee - 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee - 37217 (CITY) (STATE) (ZIP)	75

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, BRENT VALLEY BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HANSON A. DUKE and wife, BRENDA F. 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. 343 on the Plan of Monte Carlo Estates, Section One, as of record in Book 4675, page 68, Register's Office for Davidson County, Tennessee.

SAID Lot No. 343 fronts 90.0 feet along the westerly margin of Cedarview Drive and extends back 120.0 feet along the southerly line and 188.86 feet along the northerly line to a dead line in the rear on which it measures 43.84 feet.

BEING part of the same property conveyed to Brent Valley Builders, Inc., by deed from George W. Jones, Jr. and wife, Margaret E. Jones, of record in Book 4910, page 12, Register's Office for Davidson County, Tennessee.

Subject to restrictions which appear of record and such limitations which appear on the plan of record in Book 4675, page 68, all in the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 218 Cedarview Drive, Antioch, Tennessee - 37013
(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 my hand this 6th day of October, 19 75

BRENT VALLEY BUILDERS, INC.

Jim L. Hall

By: Jim L. Hall, President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jim L. Hall and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President and _____ respectively of the Brent Valley Builders, Inc. the within named bargainor, a corporation, and that (he) as such President and _____ (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jim L. Hall as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 6th day of October, 19 75.

My commission expires 5-29-77

Notary Public

CLEM GASTON, JR. NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

BRENT VALLEY BUILDERS, INC.

TO

HANSON A. DUKE, ET UX

D 18871

IDENTIF. REFERENCE

Oct 7 1 34 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT-7-75		CONV	36,400.00			
OCT-7-75	S'TAX			A*	94.64	
OCT-7-75	PR'FEE			A*	.50	
OCT-7-75		W'DEED		A*	4.00	* 99.14

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.