BOOK 4978 PAGE 68

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$32,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 19 75

Notary Public

MY COMMISSION EXPIRES: 1-22-[illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Duke (NAME)	Allstate Enterprises Mtg. Corp. (NAME)	Map 110
Rt. 6, Hessey Road (STREET ADDRESS OR ROUTE NUMBER)	627 South Manchester Avenue (STREET ADDRESS)	Parcel 54
Mt. Juliet, Tenn. 37122 (CITY) (STATE) (P. O. ZIP)	Anaheim, California 92803 (CITY) (STATE) (ZIP)	4D-15530

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 R. Boyd et ux Jewell E. Boyd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Duke et ux Donna L. 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 the 4th Civil District of Davidson County, Tennessee, located at the end of Hessey Road and being further currently being designated as parcel 54 on Metro Tax Map 110 and described by survey of Petty and Petty, dated October 29, 1974, as follows: BEGINNING at the southeast corner of Hessey Lot thence South 5° 07' West 588 feet with Odums west line to an iron pin; South 85° 30' West 360 feet with the Odum fence to an iron pin; North 2° 47' East 398.8 feet with Parsons east line to an iron pipe; South 86° 00' East 95 feet with Carters line to an iron pipe; North 5° 00' East 270 feet with Carters line to an iron pin in fence; South 80° 15' East 277.7 feet with Hesseys line to the beginning, and containing 4.73 acres, more or less.

TOGETHER with an 8 ft. right of way strip extending from these premises to the 10 ft. right of way conveyed to James C. Carter and Wife, Verna R. Carter in Book 3220, Page 579, Register's Office, Davidson County, Tennessee; which 8 ft. right of way is described by a survey of Petty and Petty dated October 29, 1974 as follows: Beginning at the southwest corner of the property conveyed to James C. Carter and wife, of record in Book 3220, Page 579,; thence S 79° 25' E 220 ft; thence S 82° 30' E 433 ft. to a point on the westerly line of these premises; thence with said line S 2° 47' W 8 ft. to a point; thence N 82° 30' W 433 ft to a point; thence N 79° 25' W 220 ft. to a point; thence northerly 8 ft. to the point of beginning.

BEING the same property conveyed to William R. Boyd et ux Jewell E. Boyd by deed from Clarence Wright et ux Wilma J. Wright by deed of record in Book 4871, Page 224, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements found of record in the Register's Office for said County.

This is unimproved ( ) improved (X) property, known as Rt. 6, Hessey Road, Mt. Juliet, Tennessee 37122
(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 seised 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 5th day of December, 19 75

William R. Boyd

Jewell E. Boyd

BOOK 4978 PAGE 69

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William R. Boyd et ux Jewell E. Boyd

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 5th day of December 19 75.

Commission expires 1-29-79

Notary Public

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

D 27582

WARRANTY DEED

FROM
WILLIAM R. BOYD ET UX

JEWELL E. BOYD,

TO
JAMES A. DUKE ET UX

DONNA L. DUKE

IDENTIF. REFERENCE

Dec 10 9 41 AM '75

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

(file box 12)

DEC 10 75	CONV	32,500.00			
DEC 10 75	S'TAX		B*	84.50	
DEC 10 75	PR'FEE		B*	.50	
DEC 10 75	W'DEED		B*	4.00	* 89.00