FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September, 1976

Notary Public

MY COMMISSION EXPIRES: 10-31-76

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
James W. Stinnett, Jr., 108 South Main Street, Ashland City, Tennessee 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bill L. Duke (NAME)	same (NAME)	Map 29
Hwy. 49 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 216
Ashland City, TN 37015 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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~~ I, Willie Mae Bates

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bill L. Duke and wife, Brenda 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 14th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, dated October 23, 1956, as follows:

BEGINNING at a point in the center of U. S. Highway No. 112 or Clarksville Highway at the northwest corner of a Tract containing 40.6 acres conveyed to Bennett L. Curtis and wife, Rose Curtis, by deed from Rudolph Del Bianco and wife, as of record in Book 2598, page 595, Register's Office for said Register's Office for said County; thence along their line as follows: North 50° 15' East 347 feet to a 4 inch Locust, North 6° West 335 feet to a point, Joe Tosa Land near a spring; thence along Toso's southerly line, South 62° West 133 feet; South 72° 30' West 108 feet; South 77° 30' West 163 feet to the center line of Clarksville Highway; thence with the center line of said Highway; South 18° 15' East 448.6 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed to Nathan H. Bates and wife, Willie Mae Bates, of record in Book 3313, page 459, Register's Office for Davidson County, Tennessee,

Willie Mae Bates acquired the entire fee by divorce decree in case No. 81009, styled Willie Mae Parker Bates vs. Nathan Hall Bates, in the Fourth Circuit Court of Davidson County, Tennessee, a certified copy of which is record in Book 5063, page 393, Register's Office for DAvidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as _____ (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 4th day of September, 1976

Willie Mae Bates

STATE OF TENNESSEE
~~Davidson County~~
CHEATHAM

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willie Mae Bates

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 ASHLAND CITY, Tennessee, this 4 day of September, 1976

Commission expires 10-31-76

James W. Stinnett
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

WARRANTY DEED

FROM
WILLIE MAE BATES

TO
BILL L. DUKE et ux

D 6 9 9 3 1

IDENTIFICATION REFERENCE

SEP 28 8 33 AM '76

REGISTER
DAVIDSON CO., TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 28 76	CONV	26,000.00			
SEP 28 76	S'TAX		B*	67.60	
SEP 28 76	R'FEE		B*	.50	
SEP 28 76	W'DEED		B*	4.00	* 72.10