Form No. WD-1

BOOK 5082 PAGE 35

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

14,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

~~21st~~ DAY OF October 19 76

Notary Public

MY COMMISSION EXPIRES: 2-4-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville Tenn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tommy W. Flatt, Sr. (NAME)	Dobson & Johnson, Inc. (NAME)	
140 Rio Vista Road (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	
Madison, Tn. 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37217 (CITY) (STATE) (ZIP)	

TNF
J.D.F.

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, Steve Duke and wife, Debra L. Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tommy W. Flatt, Sr. etux Jerry D. Flatt

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:

Being Lot No. 23 and the south 10 feet of Lot No. 24 of Block "B" on the Revised Plan of Myatt - Fagan Subdivision of record in Book 1424, page 107 Register's Office for said County, to which reference is hereby made for a more detailed description.

BEING the Same property conveyed to Steve Duke and wife, Debra L. Duke by deed from James M. Duke and wife, Elva L. Duke of record in Book 4400, pg. 728, REgister's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all easements of record.

This is improved (X) unimproved ( ) property, known as 140 Rio Vista Road, Madison, Tn.37115
(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 ~~our~~ hand our this ~~21st~~ day of October, 19 76

STEVE DUKE Steve Duke

DEBRA L. Duke Debra L. Duke

BOOK 5082 PAGE 36

STATE OF

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

Steve Duke and wife, Debra L. Duke

the bargainor S, 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 Tennessee, this 4th day of September 1976

Commission expires My Commission Expires April 1, 1979

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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 Steve Duke

TO Tommy W. Flatt, Sr.

D 74283

IDENTIF. REFERENCE

Oct 26 4 03 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

OCT 26 76	CONV	14,950.00			
OCT 26 76	S'TAX		B*	38.74	
OCT 26 76	PR'FEE		B*	.50	
OCT 26 76	W'DEED		B*	4.00	* 43.24

DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217