FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$129,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 1978.

Notary Public

MY COMMISSION EXPIRES: 1-23-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILLIAM D. CASTLEMAN, 807 AMERICAN TRUST BUILDING, NASHVILLE, TENNESSEE 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn G. Dukes (NAME)	Same (NAME)	116-8C-82
82 Corcord Park West (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	7DA-74778
Nashville, Tennessee 37205 (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, WALTER R. BENNEYWORTH ET UX, DOROTHY B. BENNEYWORTH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GLENN G. DUKES ET UX BETTY K. DUKES

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 a certain building site identified as Property Map No. 82, as shown on the Plan of Sugartree, Phase No. 2, Resubdivision of Lots 81 and 82, of record in Book 4933, page 18, Register's Office for said County.

BEING the same property conveyed to Walter R. Benneyworth and wife, Dorothy B. Benneyworth, by deed from Jack H. Dalton and wife, Jeanette H. Dalton of record in Book 5059, page 662, said Register's Office.

THIS CONVEYANCE is made subject to any and all easements, restrictions, requirements, conditions, assessments, liens, uses,limitations, repurchase and lease options, burdens and other undertakings contained in instrument of record in Book 4857, page 157, amended in Book 4911, page 356, and further amended by second amendment of record in Book 4996, page 126, and further amended by third amendment of record in Book 5003, page 688, and further amended by instrument of record in Book 5152, page 401, Register's Office for Davidson County, Tennessee, reference to all instruments is here made, all made applicable to Sugartree, Phase # 2, by instrument of record in Book 4874, page 463, said Register's Office. This is also made subject to any and all easements and setback lines and restrictions shown on the plan of record in Book 4955, page 18, said Register's Office.

unimproved ( )
This is improved (X) property, known as 82 Concord Park West, Sugartree Subdivision, Nashville, Tennessee
(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 s this 15th day of June, 19 78

Walter R. Benneyworth — Dorothy B. Benneyworth

WALTER R. BENNEYWORTH — DOROTHY B. BENNEYWORTH

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter R. Benneyworth et ux Dorothy B. Benneyworth

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 Nashville, Tennessee, this 15th day of June 19 78.

Commission expires 1-18-82

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WALTER R. BENNEYWORTH ET UX

DOROTHY B. BENNEYWORTH

TO

GLENN G. DUKES ET UX

BETTY K. DUKES

E 7 1 5 0 7

IDENTIF. REFERENCE

JUN 16 11 52 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTLEMAN, ATTY.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

Please file Box # 9

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 16 78	CONV	30,000.00			
JUN 16 78	CONV	39,500.00			
JUN 16 78	S'TAX		B*	336.70	
JUN 16 78	PR'FEE		B*	.50	
JUN 16 78	W'DEED		B*	4.00	* 341.20