This instrument prepared by: Thomas M. Black, Attorney, 223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

BOOK 5438 PAGE 449

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RANDALL A. DUKE, ET UX	SAME	Map 8
(NAME)	(NAME)	
3921 Baxter Rd		Parcel 1/42
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton TN 37080		14D-36565
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ---------TEN AND 00/100---------

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

SHANNON L. CHAPMAN,
hereinafter referred to as Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said RANDALL A. DUKE AND WIFE, PATRICIA DUKE, hereinafter referred to as Grantees, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in the 14th Civil District of Davidson County, Tennessee, according to a survey by John B. Bates, dated January 13, 1976, and fully described as follows: A tract or parcel of land beginning in the southerly margin of Baxter Road, said beginning point being North 53 degrees 15 minutes west 100 feet, North 63 degrees west 350 feet from the northwest corner of the Paul T. Edwards property as shown in Book 4218, page 98, Register's Office for Davidson County, Tennessee; thence South 27 degrees west 1215.0 feet to an iron pin; thence South 82 degrees 30 minutes west 180.0 feet to an iron pin; thence North 27 degrees east 1310.0 feet to an iron pin in the southerly margin of Baxter Road; thence with the southerly margin of Baxter Road, South 81 degrees 20 minutes East 60.0 feet to an iron pin; thence continuing with the southerly margin of Baxter Road, South 53 degrees 15 minutes East 90.0 feet to the point of beginning, containing 4.27 acres, more or less.

BEING the same property conveyed to Shannon L. Chapman, a single person, by deed from Edna Lee Thomas, a widow, of record in Book 5001, page 568, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Subscribed and sworn to before me, this the 14th day of May 1979

Affiant Shannon L. Chapman

My commission expires: 10/13/79 (Affix Seal)

Notary Public Thomas M. Black

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their

(successors), heirs and assigns forever. I covenant that I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 14th *day of* May, 1979, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Shannon L. Chapman

BOOK 5438 PAGE 450

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANNON L. CHAPMAN,

the within named 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 Madison, Tennessee this 14th day of May, 19 79.

Notary Public

Commission expires 11/13/79

THOMAS [illegible] BLACK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

F. 30403

IDENTIF. REFERENCE

MAY 22 8 54 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

SHANNON L. CHAPMAN

TO

RANDALL A. DUKE, ET UX

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5438 PAGE 451

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			16000.00- CO 41.60 CO TX .50 PRFEE 4.00 WDEED CHECK 46.10-	

4162A05/22/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 30403

IDENTIF. REFERENCE

MAY 22 8 54 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 685250