Fill Box 41.

BOOK 5454 PAGE 475

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

44,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 19 79

Notary Public

MY COMMISSION EXPIRES: Nov. 12, 1980

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, BINKLEY,
ARCHER AND SUMMERS ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

THIS INSTRUMENT WAS PREPARED BY
Guaranty Escrow Services, Suite 705, American Trust Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifton Warren Beckwith III (NAME)	Mercantile Mortgage Company (NAME)	MAP 148-5
3732 Turley Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 14569 (STREET ADDRESS)	PAR 111
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	St. Louis, Mo 63178 (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, James M. Duke and wife Elva L. Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clifton Warren Beckwith III and wife Pamela Elizabeth Beckwith

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. 55 on the Plan of Hillbrook, Sec. 2, of record in Book 3300, page 12, Regiser's Office for said County.
Said Lot No. 55 fronts 98 feet on the easterly side of Turley Drive and extends back 226 feet on the northerly line and 236.3 feet on the southerly line to a dead line in the rear on which it measures 25.9 feet.

Being the same property conveyed to James M. Duke and wife, Elva L. Duke by deed from Randall Phillips Builders, Inc., of record in Book 3458, page 341, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved (X) property, known as 3732 Turley Drive (House Number) (Street) Nashville, Tennessee 37211 (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 hands this 22ND day of JUNE, 19 79

James M. Duke

Elva L. Duke

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 James M. Duke and wife Elva 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 ~~Nashville~~, Tennessee, this 22ND day of JUNE, 19 79.

Commission expires Nov 12, 1980

Thomas D. Griffith
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
James M. Duke

TO
Clifton Warren Lockwith

F 36176

IDENTIF. REFERENCE

JUN 25 9 12 AM '79

FEE $ 2.00 REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

6/25 120.00- CHECK

1458

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE
BOOK 5454 PAGE 477

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

44500.00- CO
115.70 CO TX
.50 PRFEE
4.00 WDEED
CHECK 120.20-
1498A06/25/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 36176

IDENTIF. REFERENCE T

JUN 25 9 12 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 692367