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 $43,950.00

David F. Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF August 1979.

William B. Bruce
Notary Public

MY COMMISSION EXPIRES: April 7, 1983
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
WILLIAM B. BRUCE, 2108 Parkway Towers, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David F. Graves (NAME)	Security Pacific Mortgage Corp. (NAME)	MAP 75-13
237 Jacksonian Drive (STREET ADDRESS OR ROUTE NUMBER)	2460 West 26th Avenue (STREET ADDRESS)	PARCEL 48
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Denver, Colorado 80211 (CITY) (STATE) (ZIP)	4D 31336

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, Bobby N. Duke, Sr. and wife, Wanda I. Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David F. Graves

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 Lot NO. 255 on the Plan of Section Two, (Revised), Hermitage Hills, of record in Book 2900, page 112, Register's Office for said County.

Said Lot NO. 255 fronts 80.00 feet on the northeasterly margin of Jacksonian Drive and extends back 147.1 feet on the northwesterly line and 150.2 feet on the southeasterly line to a dead line in the rear, measuring 79.0 feet thereon.

Being the same property conveyed to Bobby N. Duke, Sr., and wife Wanda I. Duke, by deed from Bessie L. Parrish of record in Book 5227, page 95, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 237 Jacksonian Drive, Hermitage, Tennessee 37076
(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 hands this 17th day of August, 1979

Bobby N Duke Sr
Bobby N. Duke, Sr.

Wanda I Duke
Wanda I. Duke

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, William Bruce, a Notary Public in and for said County and State, the within named Bobby N. Duke, Sr. and wife, Wanda I. Duke

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of August, 19 79

Commission expires April 17, 1983

William Bruce
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

Bobby N. Duke, Sr. and wife,

Wanda I. Duke

TO

David F. Graves

F. 46893

IDENTIF. REFERENCE

AUG 17 12 12 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST & DEED

CC - CERTIFIED COPY
MR - RELEASE
UC - UNIFORM COMMERCIAL CODE

MS - MISCELLANEOUS
ST - STATE TAX CONVEY.
ST - STATE TAX MORT.
PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			43950.00- CO	
			114.14 CO TX	
			.50 PRFE	
			6.00 WDEED	
			CHECK	120.64-
5129A08/17/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 4 6 8 9 3

IDENTIF. REFERENCE

AUG 17 12 12 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 705613