This Instrument Prepared By: Glendon M. Fisher, Jr., Atty.
806 Nashville Bk. & Tr. Bldg.
Nashville, TN 37201

BOOK 5670 PAGE 97

WARRANTY DEED

Address New Owner:	Send Tax Bills:	Map & Parcel:
Howard C. Duke Rt. 2, River Road Nashville, TN 37209	Same	Map 101 Parcel 120 & 127

FOR AND IN CONSIDERATION of the cancellation of, and in full satisfaction of, a note in the principal sum of Forty-Five Thousand One Hundred and no/100 ($45,100.00) Dollars, secured by a vendors lien in the deed from Howard C. Duke and wife, Elizabeth Duke, to Howard E. Walker and wife, Joyce E. Walker, of record in Book 5406, page 536, Register's Office for Davidson County, Tennessee,

we, HOWARD E. WALKER and wife, JOYCE E. WALKER,

have this day bargained and sold, and do hereby transfer and convey unto the said

HOWARD C. DUKE

his heirs and assigns, the following described real estate:

TRACT I: Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey of Perry A. Chapdelaine, dated December 21, 1977, as follows:

Beginning at an iron pin in the southerly margin of River Road, the same being the northeast corner of the Cullom property; thence S 01° 44' 55" W 572.15 feet to an iron pin; thence N 87° 15' 00" W 106.00 feet to an iron pin; thence N 56° 17' 14" W 127.15 feet to an iron pin; thence N 01° 44' 55" E 554.15 feet to an iron pin in the southerly margin of River Road; thence with margin of River Road having a slight curve to the right S 74° 47' 47" E 219.89 feet to the point of beginning.

TRACT II: Land lying and being in the 8th Civil District of Davidson County, Tennessee, and described as follows, to wit:

Beginning at a point in the present River Road and being James E. Dixon's northeast corner; thence with said Dixon's east boundary line south 3° west 603 feet to a stake with maple pointers, said Dixon's southeast corner; thence with lines of said Dixon north 86° west 106 feet to a stake; thence north 3° east 213 feet to a stake with maple pointers, Gerald D. Russell's southeast corner; thence with said Russell's south boundary line north 80° west 104.5 feet to a stake with hickory pointers and being in Ernest H. Bigg's east boundary line; thence with lines of said Bigg's south 3° west 183 feet to a stake; thence south 86° west 217 feet to a stake, said Bigg's southwest corner and being in the west boundary line of the original tract of which this is a part; thence with said line south 3° west about 256 feet to a stake in a fence with tan oak pointers and being in Luther Cullom's line; thence with lines of said Cullom's as surveyed by S. H. Hutchison in 1961; south 77° east 20.4 poles to a large red oak; north 45° east

20.70 poles to a stone with a persimmon pointer; south 88° east 6.50 poles to a black locust tree; east 13.20 poles to an ash tree in a fence Luther Cullom's and Mrs. Katherine H. Cullom's corner; thence with Mrs. Katherine H. Cullom's lines as follows: North 79° east 10.80 poles to a cedar tree; south 70° east 14 poles to a stake with an elm and cedar pointers; south 81° east 6.60 poles to a mock orange tree; north 77° east 9.50 poles; more or less to a point in the Old River Road, stake in line on southwesterly margin of road; thence with said Old River Road north 40° west 19.20 poles to a point in the present River Road; thence with the present River Road as follows: North 62° west 26 poles; north 67° west 18 poles and north 74° west 17.8 poles to the beginning, containing 13.7 acres, more or less.

Being the same property conveyed to Howard E. Walker and wife, Joyce E. Walker, by deed from Howard C. Duke and wife, Elizabeth Duke, of record in Book 5406, page 536, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for 1980 taxes and as hereinabove set forth.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons.

WITNESS our hands, this 13th day of October, 1980.

Howard E. Walker

Joyce E. Walker

IDENTIF. REFERENCE G.I.4561

OCT 27 2 13 PM 1980

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Howard E. Walker and wife, Joyce E. Walker, the within named bargainors, 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 13th day of October, 1980.

Linda E. Reed
NOTARY PUBLIC

My Commission Expires: 4-17-83

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 75,100
H.E. Walker
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 27th DAY OF Oct 1980
E. Buchanan
Deputy Register

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5670 PAGE 99

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			45100.00-	CO
			117.26	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 123.76-
			0870A10/27/80	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G1.45611

T
IDENTIF. REFERENCE

OCT 27 2 13 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 788444