This Instrument Prepared By:
Don L. Smith, Attorney
Manier, White, Herod, Hollabaugh & Smith, P.C.
230 Fourth Avenue, North
Nashville, Tennessee 37219

WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hanson Duke and Billy S. McMurtry	Hanson Duke	105-2-256
(NAME) 31 A' Cleveland Ave	(NAME) 31 A' Cleveland Ave	
(STREET ADDRESS OR ROUTE NUMBER) Nashville TN 37210	(STREET ADDRESS) Nashville TN 37210	16 8470
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, including the assumption of the unpaid balance of a promissory note payable to Block Walnut Processing Corporation and dated November 15, 1979, in the original principal sum of Sixty-Five Thousand and 00/100 ($65,000.00), plus interest, payable as specified therein and secured by an installment deed of even date therewith of record in Book 5531, page 92, Register's Office for Davidson County, Tennessee.

R. R. Pearsall and John C. Jenkins, Jr., as tenants in common,

have this day bargained and sold, and do hereby transfer and convey unto the said Hanson Duke and Billy S. McMurtry, as tenants in common,

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the northerly parts of Lots Nos. 11 to 16, inclusive, all of Lots Nos. 17 and 18 and a 10 foot alley lying between Lot 17 and Lots Nos. 11 to 16 inclusive, on the plan of Alexander W. Campbell and wife's Addition to South Nashville, as of record in Book 18, page 649, Register's Office for said County, described partly according to a survey made by John M. Sullivan, County Surveyor, March 4, 1954, as follows:

Beginning at a point in the northeasterly margin of 7th Avenue South, formerly Vine Street, at the common corner of Lots Nos. 18 and 19 on said plan; thence with the northeasterly margin of 7th Avenue South, southeasterly 40 feet to the common corner of said lots Nos. 17 and 18; thence with the same, South 35° east 155.9 feet to the intersection of 7th Avenue South and Bass and Oak Streets; thence with the northwesterly margin of Oak Street north 40°17' East 192.4 feet to the southwesterly margin of a 15 foot alley adjoining the right-of-way of the N. C. & St. L. R. R.; thence with the southwesterly margin of said alley, as follows: North 57°56' west 64.33 feet to the southeasterly margin of a 10 foot alley, now closed, north 55°55' west 52.6 feet to the common corner of said lots Nos. 17 and 18, and northwesterly 42.6 feet, more or less, to the common corner of said Lots Nos. 18 and 19; thence with the line between said Lots 18 and 19, southwesterly 125 feet to the beginning.

Being the same property conveyed to R. R. Pearsall and John C. Jenkins, Jr., by deed from Block Walnut Processing Corporation, a Tennessee corporation, of record in Book 5531, page 92, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Easement for right of way of N. C. & St. L. Railway lying within description of premises by reason of Charter rights, if any.

Easement for right of way of Bass Street, 7th Avenue South, and Oak Street, at the intersection of said streets lying within boundaries of premises herein described.

Vendor's lien retained in Deed from Block Walnut Processing Corporation, a Tennessee corporation, to R. R. Pearsall and John C. Jenkins, Jr., as tenants in common, of record in Book 5531, page 92, said Register's Office, to secure the payment of $65,000.00, payable according to the terms and conditions therein, dated November 15, 1979.

G 17825

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IDENTIF. REFERENCE

Nov 17 4 05 PM '80

FELIX Z. ANDERSON III REGISTER
DAVIDSON COUNTY, TENN.



STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 97,500.00

Subscribed and sworn to before me, this the 17th day of November 19 80

Affiant Billy McMurtry

My commission expires: 10-15-83 (Affix Seal) Notary Public

unimproved ( )
This is improved (X) property, known as 918 (House Number) Vine Street (Street) P.O. Address: Nashville (City or Town) TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), 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 as otherwise noted herein.

We further covenant and bind ourselves, our 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.

Whenever 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* November 19 80 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

R. R. Pearsall

Hanson Duke

John C. Jenkins, Jr.

Billy S. McMurtry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ANGELA S. PUCKETT, a Notary Public in and for said County and State, the within named R. R. Pearsall and John C. Jenkins, Jr.

the 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 day of November, 1980.

Angela S. Puckett, Notary Public.

Commission Expires 10-15-83

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ANGELA S. PUCKETT, a Notary Public in and for said County and State, the within named Hanson Duke and Billy S. McMurtry

the 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, this day of November, 1980.

Angela S. Puckett, Notary Public.

Commission Expires 10-15-83

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.....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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

97500.00- CO
253.50 CO TX
.50 PRFEE
9.00 WDE:D
CHECK 263.00-
4967A11/17/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1 7 8 2 5

IDENTIFICATION REFERENCE

Nov 17 4 05 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 792408