Prepared By: David A. Floyd
Real Estate 80, Inc.
4301 Hillsboro Road
Nashville, TN 37215

BOOK 5688 PAGE 164

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Dwayne Duke et al	Michael Dwayne Duke	
(NAME) 3924 Baxter Avenue	(NAME) 3924 Baxter Avenue	Lot 21
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37216	(STREET ADDRESS) Nashville, TN 37216	421 p.174
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of $21,000 (Twenty-one thousand) *Dollars,*

James F. Huey, Administrator of the Estate of William Kelly Huey

have this day bargained and sold, and do hereby transfer and convey unto the said Carol Lorine Duke, Annette Duke, and Michael Dwayne Duke (by intestate succession) *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 21 in the Subdivision of Maplewood Home Tract, according to a survey by W.B. Southgate, dated April 1921, a Plan of which is found of record in the Office of the Register for said County, in Plan Book 421, page 174.

Said Lot No. 21 fronts 100 feet on the easterly side of Baxter Street and extends back between parallel lines 225 feet to the rear line of Lot No. 16.

Being the same property conveyed to William Kelly Huey by deed from V.H. Ellis in Book 5371, Page 231, Register's Office for said county. William Kelly Huey having died.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 21,000

Subscribed and sworn to before me, this the 6th day of December 19 80

Affiant

My commission expires: Oct 21 1984 (Affix Seal)

Notary Public

DAVID A. FLOYD NOTARY PUBLIC DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (✓) property, known as 3924 Baxter Avenue (House Number) (Street) Nashville P.O. Address: TN (City or Town)

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.

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 sixth *day of* December, *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.*

James F. Huey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James F. Hucy

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 2 *day of* December, *19* 00

Notary Public

Commission expires Dec 1, 1967

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 .....

WARRANTY DEED

FROM

TO

G 20971

IDENTIF. REFERENCE

DEC 10 8 27 AM '00

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			2100.00- CO	
			54.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	61.10-
9014A	12/10/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2.0.9 7.1

T
IDENTIF. REFERENCE

DEC 10 8 27 AM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN

No. 796316