BOOK 5712 PAGE 857

WARRANTY DEED

FROM: D & H Investments

TO: James P. Moon and wife, Bonnie O. Moon

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:
Old Lake Road Route 6
Lewisburg, Tennessee 37091

Send Tax Bills To:
Robin Realty
109 Union Street
Nashville, TN 37201

Map-Parcel Numbers
61-7 par 150

Field Book Numbers
15DZ 02850

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Seventy-Nine Thousand Six Hundred and 00/100 Dollars ($79,600.00).

Buddy Dukes
Affiant

SUBSCRIBED AND SWORN TO before me, this the 20th day of February, 1981.

Robert N. Buchanan III
Notary Public

My Commission Expires: January 22, 1984

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, including the assumption of two deed of trust notes, each in the original principal amount of $29,125.00 payable to John W. Gipson and wife, Elizabeth M. Gipson and dated July 22, 1980, one note being secured by a Deed of Trust of record in Book 5628, page 60, Register's Office for Davidson County, Tennessee, and the second note being secured by a Deed of Trust of record in Book 5628, page 89, said Register's Office, D & H Investments, a partnership composed of Glenn G. Dukes and Buddy R. Dukes (Horton W. Horton having withdrawn from the partnership) has bargained and sold, and by these presents does transfer and convey unto the said James P. Moon and wife, Bonnie O. Moon, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Lots 2, 3 and 4 of Block "C" on the Plan of Broadmoor, as of record in Book 547, pages 151, 152 fronting 150 feet on the northerly side of Maplewood Avenue and extending back between parallel lines 150 feet to a dead line.
>
> Being the same property conveyed to D & H Investments by deeds from John W. Gipson and wife, Elizabeth M. Gipson of record in Book 5628, page 57, and Book 5628, page 86, said Register's Office.

This is improved property, known as 1815-817 Maplewood Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James P. Moon and wife, Bonnie O. Moon, their heirs, successors, and assigns, forever.

And it does covenant with the said James P. Moon and wife, Bonnie O. Moon that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as follows:

a. Metro taxes for 1981 which are prorated;

b. Deeds of Trust to secure to Provident Trust Co. payment of two notes both in the original principal amount of $14,000.00 of record in Book 3807, page 829 and Book 3807, page 823, said Register's Office;

c. Deed of Trust to secure to H. W. Meggs and wife Jewell Cannon Meggs payment of a note in the original principal amount of $21,650.00 of record in Book 4859, page 661, said Register's office;

d. Deeds of Trust of record in Book 5628, page 60 and Book 5628, page 89, said Register's Office;

e. Sewer and storm drainage easement of record in Book 4144, page 738, Book 4921, page 571 and Book 5709, page 813, said Register's Office.

And it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said James P. Moon and wife, Bonnie O. Moon, their heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness its hand this 20th day of February, 1981.

D & H INVESTMENTS,
A Partnership

By: Barbara F. Richards
Barbara F. Richards, Attorney
In Fact for Glenn G. Dukes,
Partner and Buddy R. Dukes, Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Nancy D. Crowell, a Notary Public in and for said County and State, the within named BARBARA F. RICHARDS, Attorney in Fact for Glenn G. Dukes and Buddy R. Dukes, partners of D & H Investments, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of Glenn G. Dukes and Buddy R. Dukes.

Witness my hand and official seat at Nashville, Tennessee, this 20th day of February, 1981.

Nancy D. Crowell
Notary Public

My Commission Expires: Oct. 17, 1982

IDENTIF. REFERENCE

G 3 0 1 3 9

FEB 20 4 14 PM '81

KELLY A. NELSON JR. REGISTER
DAVIDSON COUNTY, TENN.

02/20 216.46- CHECK

903

RNB/2-16-81

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5712 PAGE 860

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
			79600.00- CO	
			206.96 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	216.46-
0903A02/20/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 0 1 3 9

IDENTIF. REFERENCE

FEB 20 4 14 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 807754