This is an instrument for correcting a previous Warranty Deed of record in Book 5688, page 164. Ruth Huey now joins with her husband, James F. Huey, to make this conveyance.

WARRANTY DEED

BOOK 5727 PAGE 968

8025

04/01 5.00

CHECK

FROM: James F. Huey and Ruth Huey

TO: Carol Lorine Duke, Annette Duke, and Michael Dwayne Duke

This instrument was prepared by:
Daniel W. Small
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:
Michael Dwayne Duke
3924 Baxter Avenue
Nashville, Tennessee 37216

Send Tax Bills To: Same

Map-Parcel Numbers
61-15-38

Field Book Numbers
15DZ-06090

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Dollar and other good and valuable consideration.

Carol Lorine Duke
Affiant

SUBSCRIBED AND SWORN TO before me, this the 30th day of March, 1984.

Notary Public

My Commission Expires: 25th January 1985

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) and other good and valuable consideration, James F. Huey and Ruth Huey, heirs-at-law of William Kelly Huey have bargained and sold, and by these presents do transfer and convey unto the said Carol Lorine Duke, Annette Duke and Michael Dwayne Duke, by intestate succession, their heirs, successors, 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. 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 471, page 174.
>
> Said Lot 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 intestate, leaving as his sole heirs-at-law, James F. Huey and Ruth Huey.

This is improved property, known as 3924 Baxter Avenue.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors, and assigns, forever.

And we do covenant with the said Grantee 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.

And we do further covenant and bind ourselves, our heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 30th day of March, 1981.

James F. Huey
JAMES F. HUEY

Ruth Huey
RUTH HUEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel W. Small, a Notary Public in and for said County and State, the within named JAMES F. HUEY, the 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 seat at Nashville, Tennessee, this 30th day of March, 1981.

Daniel W. Small
Notary Public

My Commission Expires: 20th January 1985

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel W. Small, a Notary Public in and for said County and State, the within named RUTH HUEY, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Nashville, Tennessee, this 30th day of March, 1981.

Daniel W. Small
Notary Public

My Commission Expires: 20th January 1985

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN.
Apr 1 3 17 PM 81
IDENTIF. REFERENCE

G 3 5 6 4 3

DWS/3-30-81