WARRANTY DEED BOOK 5727 PAGE 970

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

TO: James Gregory Waynick

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: James Gregory Waynick
515 Dunaillie Drive
Nashville, Tn.
37217

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 Twenty-One Thousand and no/100 Dollars ($21,000.00).

Carol Lorine Duke
Affiant

SUBSCRIBED AND SWORN TO before me, this the 30th day of March, 1981.

Notary Public

My Commission Expires: 20th January 1985

FOR AND IN CONSIDERATION OF the sum of Twenty-One Thousand and no/100 Dollars ($21,000.00), Carol Lorine Duke, Annette Duke and Michael Dwayne Duke have bargained and sold, and by these presents do transfer and convey unto the said James Gregory Waynick, his 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. South dated April, 1921, a Plan of which is found of record in Plat Book 421, page 174, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 21 fronts 100 feet on the easterly side of Baxter Street and extends back between parallel lines 225' to the rear line of Lot No. 16.
>
> Being the same property conveyed to Carol Lorine Duke, Annette Duke and Michael Dwayne Duke, by intestate succession by deed from James F. Huey, Administrator of the Estate of William Kelly Huey of record in Book 5688, page 164. Said Deed was re-recorded of record in Book 5727, page 968, said Register's Office.

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, his 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, his heirs, successors, and assigns against the lawful claims of all persons whomsoever.

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

Carol Lorine Duke
CAROL LORINE DUKE

Annette Duke
ANNETTE DUKE

Michael Dwayne Duke
MICHAEL DWAYNE DUKE

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 CAROL LORINE DUKE, 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.

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 ANNETTE DUKE, 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.

Notary Public

My Commission Expires: 20th January 1985

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IDENTIF. REFEREN

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FELIX Z WILSON REGI
DAVIDSON COUNTY, TE

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 MICHAEL DWAYNE DUKE, 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.

Notary Public

My Commission Expires: 20th January 1985

BOOK 5727 PAGE 973

DWS/3-30-81

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5727 PAGE 973

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
			21000.00- CO	
			54.60 CO TX	
			.50 PRFEE	
			3.00 WDEED	
			CHECK 6410-	
			8026A04/01/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 3. 5 6 4 4

IDENTIF. REFERENCE

APR 1 3 17 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 814604