Title: Home Mtg.

BOOK 5732 PAGE 234

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000.00

James R. Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 19 81

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON – 295 PLUS PARK BOULEVARD, SUITE J – NASHVILLE, TN 37217

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Duke	Kentucky Mortgage	MAP 120-1
(NAME) 1220 Kermit Drive	(NAME) P.O. Box 13013	PARCEL 68 KJ
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37217	(STREET ADDRESS) Lexington, KY 40512	2DA-57345
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Randy Bryant and wife Donna Bryant

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Duke and wife Sandra Y. Duke

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OR LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot 13 on the Map of Miro Meadows, of record in Book 1424, Page 94 and 95, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said lot.

This being the same property conveyed to Randy Bryant and wife, Donna Bryant by deed from James Kenneth Gibson and wife, Cheryl Kay Gibson of record in Deed Book 5520, Page 186, Register's Office of Davidson County, Tennessee.

This conveyance is subject to a certain Deed of Trust recorded in Book 5152, Page 894, Register's Office of Davidson County, Tennessee, securing a promissory note dated May 27, 1977, payable to the order of The Chamberlain Company, with a present principal balance of approximately $18,331.19, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is being purchased by and transferred to the Grantees herein.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved / This is improved (XX) property, known as 1220 Kermit Drive (House Number) (Street) Nashville, TN 37217 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand this 10TH day of APRIL, 19 81

Randy Bryant

Donna Bryant

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randy Bryant and wife Donna Bryant

the bargainor S 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 10TH day of APRIL, 19 81.

Commission expires 1-22-84

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainer, and corporation, and that (he) as such _____ (they) and _____, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Randy Bryant

TO
James R. Duke

G. 3.7.1.7 7

IDENTIF. REFERENCE

Apr 13 3 37 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

EDWARD SEDDON
ATTORNEY - AT - LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

#933 04/13 89.70- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5732 PAGE 236

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

32000.00- CO
63.20 CO TX
.50 PRFEL
6.00 WDEED
CHECK 89.70-
9933A04/13/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3.7-1-7.7

T
IDENTIF. REFERENCE

APR 13 3 37 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 816442