| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| Mr./Ms. Buddy R. Dukes (NAME) | First Tennessee Bank (NAME) | 116-6 |
| 116 Belle Meade Blvd. (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 474 (STREET ADDRESS) | 241 |
| Nashville, TN 37205 (CITY) (STATE) (ZIP CODE) | Memphis, TN 38101 (CITY) (STATE) (ZIP CODE) | BM 4322 |

WARRANTY DEED

BOOK 5793 PAGE 631

For and in consideration of the sum of TEN AND NO/100 ($10.00) * * * * * * * * * * * * * * * * * * * * DOLLARS and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note in the original principal sum of $100,000.00 payable to First Tennessee Bank, N. A., in monthly installments including interest as set forth in said note, and being secured by deed of trust executed by Michael Jon Spalding and wife, Miriam W. Spalding to Ralph E. Kelly and Thomas F. Baker, IV., Trustees, of record in Book 5598, page 159, Register's Office for Davidson County, Tennessee,

MICHAEL JON SPALDING and wife, MIRIAM W. SPALDING,

have bargained and sold, and by these presents do transfer and convey unto ~~XXXX~~ BUDDY R. DUKES and wife, PATSY A. DUKES,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2 on the Plan of Allen T. Sullivan Property as of record in Book 5210, page 256, as amended in Book 5592, page 121, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael Jon Spalding and wife, Miriam W. Spalding by deed from Allen T. Sullivan and wife, Barbara O. Sullivan of record in Book 5598, page 149, said Register's Office.

This conveyance is made subject to: (1) 1981 Taxes which have been prorated and assumed by the Buyer; (2) Easement of record in Book 5598, page 155; (3) All matters appearing on the Plan of record in Book 5210, page 256, as amended in Book 5592, page 121, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 116 Belle Meade Blvd., Nashville, Tennessee 37205
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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 heirs 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.

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 10th day of September, 19 81.

Michael Jon Spalding

MICHAEL JON SPALDING

Miriam W Spalding

MIRIAM W. SPALDING

BOOK 5793 PAGE 632

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named Michael Jon Spalding and wife, Miriam W. Spalding

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 September, 1981.

My commission expires 1-15-83 Notary Public Shirley R. Zeitlin

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 290,575.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Buddy R. Dukes

Sworn to and subscribed before me this 10th day of September, 1981.

My commission expires 1-20-85 Notary Public

This instrument was prepared by:

George E. Mudter, Jr., Atty., 254 Highlands Building, Brentwood, TN 37027
Name Address

7563 09/11 75[illegible]6- CHECK

WARRANTY DEED

FROM MICHAEL JON SPALDING and wife

TO BUDDY R. DUKES and wife

G 59502

IDENTIFICATION REFERENCE

SEP 11 2 10 PM '81

FEE [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE BOX 38
FIRST TITLE AND ESCROW CO.
P. O. Box 926
Brentwood, TN 37027

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5793 PAGE 633

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 |
|---|---|---|---|---|
| | | | 290575.00- CO | |
| | | | 755.56 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 762.06- |
| | | | 7563A09/11/81 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

659502

IDENTIF. REFERENCE

SEP 11 2 10 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 843075