ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
H. C. Duke (NAME)	Same (NAME)	Map 90-8
7435 Lakeview Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 92
Nashville, TN 37209 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 5804 PAGE 299

For and in consideration of the sum of Five Thousand Five Hundred Dollars and no/100 ($5,500.00) ---------- DOLLARS

cash in hand paid, and sufficiency of which is hereby acknowledged by the grantors.

Grantors, John W. Holt and wife, Mary J. Holt

have bargained and sold, and by these presents do transfer and convey unto the said H. C. Duke

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

Being a part of Lot 54 in the Plan of West Nashville Annex, 100 x 168 feet. Field Book Number 8DA 26665 Map and Parcel Number 90-8-22. Being the same property devised to Four Star Realty Investment Inc. by the Clerk and Master of said County with certified copy of the decree by Chancellor Ben Cantrell being recorded in Book 5262, page 861, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to John W. Holt and wife, Mary J. Holt by deed from Four Star Realty Investment, Inc., a Tennessee Corporation of record in Book 5431, page 265, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an easement for a power line granted Tennessee Electric Company by Lit Malone and wife, and other rights with reference thereto as set out in Book 787, page 20, Register's Office for Davidson County, Tennessee

Included in this conveyance is a water service easement conveyed to Grantor by Sadie Elizabeth Beasley with rights as referenced thereto as set out in Book 5724, page 984, Register's Office for Davidson County, Tennessee.

This is unimproved (XX) improved ( ) property, known as 606 Spencer Avenue (House Number) (Street)

Nashville, Tennessee 37209

(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 6th day of October, 19 81.

John W. Holt

Mary J. Holt

BOOK 5804 PAGE 300

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 John W. Holt and wife, Mary J. Holt

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 6th day of October, 19 81.

My commission expires April 17, 1983 Notary Public Robert B. Young

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 $ 5500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

John W. Holt

Sworn to and subscribed before me this 6th day of October, 1981.

My commission expires April 17, 1983 Notary Public Robert B. Young

This instrument was prepared by:
Robert B. Young, Attorney, 802-51st Avenue, N., Nashville, Tennessee 37209
Name Address

1741 10/07 20.80- CHECK

WARRANTY DEED

FROM

TO

G62952

IDENTIFICATION REFERENCE

OCT 7 11 26 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5804 PAGE 301

RECEIVED OF _____

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
			5800.00- CO	
			14.30 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	20.80-
			1741A10/07/01 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

962952

IDENTIF. REFERENCE

OCT 7 11 26 AM '01

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 847091