WARRANTY DEED

BOOK 5821 PAGE 639

FROM: D&H Investments, a partnership

TO: Billy D. Gray

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

1109 Grandview Drive
Nashville, Tennessee 37204

Send Tax Bills To:
~~Same~~ Metropolitan Federal

Map-Parcel Numbers

Map 96-6 par 72

Field Book Numbers

3DZ-57722

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Forty-Six Thousand and no/100 Dollars ($46,000.00).

Billy D. Gray
Affiant

SUBSCRIBED AND SWORN TO before me, this the 18 day of November, 19 81.

Robert N. Buchanan III
Notary Public

My Commission Expires: 1-22-84

FOR AND IN CONSIDERATION OF the sum of Forty-Six Thousand and no/100 Dollars ($46,000.00) of which $29,806.70 is represented by the assumption of the deed of trust of record in Book 5628, page 97, Register's Office for Davidson County, Tennessee, $2,800.00 is paid in cash and for the balance, Billy D. Gray has given his good and valid promissory note, Dukes and Dukes, a partnership comprised of Buddy R. Dukes and Glenn G. Dukes, successor to D&H Investments, a partnership composed of Glenn G. Dukes, Buddy R. Dukes and Horton W. Horton, the said Horton W. Horton having since resigned (Grantor), has bargained and sold, and by these presents does transfer and convey unto the said Billy D. Gray (Grantee), 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 the 3rd Civil District of Davidson County, Tennessee, being part of a tract marked "Reserved" on the Map of Donelson Heights, and being on the corner of McCampbell Avenue and Surrey Road according to a survey made by Hickerson-Adams-Johnson, Engineers and Surveyors, more particularly described as follows:
>
> Beginning at an iron pin on the southerly margin of McCampbell Avenue; thence south 58 deg. 12' west a distance of 209.8 feet to a concrete monument; thence in a southwesterly direction in a curve, a distance of 39.3 feet to a

concrete monument in the easterly margin of Surrey Road; thence South 31 deg. 48' east along the easterly margin of Surrey Road to an iron pin; thence north 83 deg. 49' east a distance of 219.3 feet to an iron pin; thence north 2 deg. 58' west a distance of 77.7 feet to an iron pin; thence north 31 deg. 48' west a distance of 91.3 feet to an iron pin, the point of beginning.

Being the same property conveyed to D&M Investments, a partnership composed of Glenn G. Dukes, Buddy R. Dukes and Horton W. Horton by deed from John W. Gipson and wife, Elizabeth M. Gipson of record in Book 5628, page 94, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2802-2804 McCampbell, Nashville, Tennessee.

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 Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as follows:

a. Rights of parties in possession;

b. Metro property taxes for 1981 which are prorated;

c. Deed of Trust of record in Book 3731, page 7, said Register's Office;

d. Deed of Trust of record in Book 5628, page 97, said Register's Office;

e. Restrictive covenants of record in Book 1334, page 453, said Register's Office; and

f. Easement for transmission line.

And Grantor does further covenant and bind itself, its successors and representatives, 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 18th day of November, 1981.

DUKES AND DUKES, a partnership,
formerly D&H Investments

By: Buddy R. Dukes
Buddy R. Dukes

By: _____
Glenn G. Dukes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Before me, Robert N. Buchanan Jr., a Notary Public of the State and County aforesaid, personally appeared Buddy R. Dukes and Glenn G. Dukes, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Partners of DUKES AND DUKES, the within named bargainor, a partnership and that they as such Partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as Partners.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of November, 1981.

Robert N. Buchanan Jr.
Notary Public

My Commission Expires: 1-22-84

RUSH

Nov 23 3 26 PM '81

IDENTIFICATION REFERENCE

C69170

RNB/11-18-81

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5821 PAGE 642

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

46000.00- CO
119.60 CO TX
.50 PRFEE
9.00 WDEED
CHECK 129.10-
9443A11/23/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

669170

IDENTIF. REFERENCE

Nov 23 3 28 PM '81

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

No. 854492