3034

WARRANTY DEED

BOOK 5852 PAGE 869

FROM: Dukes and Dukes, a Partnership
Formerly D & H Investments,
A Partnership (Grantor)

TO: Dale D. Fox (Grantee)

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:
Dale D. Fox
115 Harris St
Madison Tn 37115

Send Tax Bills To:
Lomas & Nettleton Company
P. O. Box 11016
Nashville, Tennessee

Map-Parcel Numbers
Map 61-7 Par 13

Field Book Numbers
15DZ-1860

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirty-Three Thousand and no/100 Dollars ($33,000.00).

Dale D Fox
Affiant

SUBSCRIBED AND SWORN TO before me, this the 5th day of February, 1982.

Robert N. Buchanan, III
Notary Public

My Commission Expires: Robert N. Buchanan III
1-22-84

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the deeds of trust of record in Book 4898, page 804 and in Book 5628, page 75, Register's Office for Davidson County, Tennessee and the execution and delivery of Grantee's good and valid promissory note in the amount of $ 10,714.59, Dukes and Dukes, a partnership composed of Glenn G. Dukes and Buddy R. Dukes, formerly known as D & H Investments, a partnership composed of Glenn G. Dukes, Buddy R. Dukes and Horton W. Horton, the said Horton W. Horton having since retired (Grantor), has bargained and sold, and by these presents does transfer and convey unto the said Dale D. Fox (Grantee), his heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 20 Block I, Broadmoor, Section 2, of record in Book 547, page 174, Register's Office for Davidson County, Tennessee.

SAID Lot No. 20 fronts 50 feet on the southerly side of Malquin Drive, and runs back between parallel lines 155 feet to a dead line.

BEING the same property conveyed to Grantor by deed from John W. Gipson and wife, Elizabeth M. Gipson of record in Book 5628, page 72, Register's office for Davidson County, Tennessee.

This is improved property, known as 980 Malquin Drive.

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 for a lien for 1982 property taxes which are pro rated rights of parties in possession, and restrictions and encumberances of record.

And Grantor does further covenant and bind itself, its 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 4th day of February, 1982.

DUKES AND DUKES, A Partnership

By: Buddy R. Dukes
Buddy R. Dukes

By: _____
Glenn G. Dukes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of February, 1982.

Robert N. Buchanan, Jr.
Notary Public

My Commission Expires: 1-22-84

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of February, 1982.

Robert N. Buchanan, Jr.
Notary Public

My Commission Expires: 1-22-84

RUSH

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IDENTIF. REFERENCE

FEB 17 10 54 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RNB/1-6-82

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5852 PAGE 872

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

33000.00- CO
65.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 95.30-
3034A02/17/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G80072

IDENTIF. REFERENCE

FEB 17 10 54 AM '82

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

No. 867551