WARRANTY DEED

BOOK 5853 PAGE 695

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

TO: C. Hugh Hicks (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:
P.O. Box 110934
Nashville, Tenn
37211

Send Tax Bills To:
Metropolitan Federal
Savings & Loan
Association

Map-Parcel Numbers
Map 133-4 Par 50

Field Book Numbers
6DA-33778

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Forty-Four Thousand and no/100 Dollars ($44,000.00).

C. Hugh Hicks
Affiant

SUBSCRIBED AND SWORN TO before me, this the 7th day of January, 1982.

Robert N. Buchanan III
Notary Public

My Commission Expires: 1-22-84

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the assumption of a deed of trust of record in Book 5628, page 68, Register's Office for Davidson County, Tennessee and the execution and delivery of Grantee a good and valid promissory note in the amount of $ 15,128.62, 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 C. Hugh Hicks (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 Davidson County, Tennessee, being Lot No. 9 on the Plan of Battlewood, Section 3, as of record in Book 3300, page 4, Register's Office for said County.
>
> Said Lot No. 9 fronts 97.88 feet on the easterly side of Crowder Court and extends back 628.2 feet, more or less, on the northerly line and 547.4 feet, more or less, on the

southerly line, to a dead line, being the center of Mill Creek, measuring 110 feet, more or less, thereon.

BEING the same property conveyed to Grantor by deed from John W. Gipson and wife, Elizabeth M. Gipson of record in Book 5628, page 65, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1016 Crowder Court, 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 for a lien for 1982 property taxes which are pro rated, 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 7th day of January, 1982.

DUKES AND DUKES, A Partnership

By: Buddy R. Dukes
Buddy R. Dukes

By: Glenn G. Dukes
Glenn G. Dukes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Robert N. Buchanan, III, 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 7th day of January, 1982.

Robert N. Buchanan, III
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 7th day of January, 1982.

Robert N. Buchanan, Jr.
Notary Public

My Commission Expires: 1-22-84

RUSH

IDENTIF. REFERENCE

FEB 19 1 50 PM '82

FELIX Z. ROBERTS REGISTER
DAVIDSON COUNTY, TENN.

G 8 0 4 0 I

RNB/1-6-82

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

RECEIVED OF _____

FOR _____

BOOK 5853 PAGE 698

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
			44000.00- CO	
			114.40 CO TX	
			.50 PRFEE	
			9.00 MOFEE	
			CHECK	123.90-
3457A02/19/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G80401

IDENTIF. REFERENCE

FEB 19 1 50 PM '82

REGISTER
DAVIDSON COUNTY, TENN.

No. 867955