WARRANTY DEED

BOOK 5853 PAGE 703

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: Fidelity Federal Savings & Loan Association
Nashville, Tn

Map-Parcel Numbers
Map 96-11 par 24

Field Book Numbers
3DZ-58512

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Fifty-Three Thousand and no/100 Dollars ($53,000.00).

Billy D. Gray
Affiant

SUBSCRIBED AND SWORN TO before me, this the 11th day of December, 19 81.

Robert N. Buchanan
Notary Public

My Commission Expires: 1-22-84

FOR AND IN CONSIDERATION OF the sum of Fifty-Three Thousand and no/100 Dollars ($53,000.00) of which $ 30237.61 is represented by the assumption of the deed of trust of record in Book 5628, page 39, Register's Office for Davidson County, Tennessee, and for the balance, Billy D. Gray has given his good and valid promissory notes, 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 Davidson County, Tennessee, being Lot No. 547 on the Plan of Cloverhill, Section 8 of record in Book 2331, page 10, Register's Office for Davidson County, Tennessee.
>
> Said Lot fronts 129.64 feet on the southerly side of Crosswood Drive and extends back 197.7 feet on the easterly line and 175 feet on the westerly line to a line on the rear on which it measures 175 feet.
>
> Being the same property conveyed to D & H 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 36, Register's Office for Davidson County, Tennessee. The said Horton W. Horton having since retired, and being the same property vested in Dukes and Dukes, a partnership, composed of Glenn G. Dukes and Buddy R. Dukes.

This is improved property, known as 3131 Crosswood Drive, 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 4708, page 557, said Register's Office;

d. Deed of Trust of record in Book 5628, page 39, said Register's Office;

e. Restrictive covenants of record in Book 2145, page 282 and Book 2334, page 307, said Register's Office.

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 10th day of December, 1981.

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

By: Buddy R. Dukes
Buddy R. Dukes

By: Glenn G. Dukes
Glenn G. Dukes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 5853 PAGE 705

Before me, Robert N Buchanan III, 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 themselves 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 14th day of December, 1981.

Robert N Buchanan III
Notary Public

My Commission Expires: 1-22-84

RUSH

IDENTIF. REFERENCE

FEB 19 1 51 PM '82

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

80403

02/19 147.30-1 CHECK

-3-

RNB/12-10-81

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

RECEIVED OF _____

FOR _____

BOOK 5853 PAGE 706

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
			53000.00- CO	
			137.60 CO TX	
			.50 PRFEE	
			9.00 MOFEE	
			CHECK	147.30-
3459A02/19/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G80403

IDENTIF. REFERENCE

FEB 19 1 51 PM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 867957