File Bay 41

#27.30

WARRANTY DEED

BOOK 5871 PAGE 405

FROM: Market Street Development Corp., Grantor

TO: Dukes, Dukes and Ledford, a partnership, Grantee

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219
File Box #41

Address New Owner(s) as Follows: Send Tax Bills To: Map-Parcel Numbers

Suite 818
Nashville City Bank Bldg.
Nashville, Tennessee 37201

Same

Map 93-6-2 Par. 58

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eight Thousand and no/100 Dollars ($8,000.00).

Buddy R. Dukes
Affiant

SUBSCRIBED AND SWORN TO before me, this the 30th day of March, 1982.

Lillian M. Beckerman
Notary Public

My Commission Expires: 1-22-84

FOR AND IN CONSIDERATION OF the sum of Eight Thousand and no/100 Dollars ($8,000.00), Market Street Development Corp. as Grantor has bargained and sold, and by these presents does transfer and convey unto the said Dukes, Dukes and Ledord, a partnership composed of Glenn G. Dukes, Buddy R. Dukes and Thomas E. Ledford as Grantee, its successors, and assigns, Grantor's ten percent (10%) undivided interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the improved real property known as 135-137 Second Avenue North in Nashville, Davidson County, Tennessee, located in the First Civil District and the 13th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, more particularly described as follows:

Being part of lot No. 29 on the Plan of the Original Town of Nashville, not of record, described as follows:

Beginning on the westerly margin of Second Avenue, North, formerly Market Street, as widened, at the northeast corner of the property conveyed to Louie Gasser by deed from John V. Orman, et al, of record in Book 1320, page 100, Register's Office for said County; thence with said Avenue northwardly 45 feet, more or less, to the center of an 18 inch wall, the southeast corner of the property conveyed to Hugh F. Smith, Jr. and wife, by deed from Mae K. Metz and husband, of record in Book 1306, page 19, said Register's Office; thence

with the center of said wall and with the southerly line of said Smith property westwardly 85 feet, more or less, to the easterly margin of an alley; thence with said alley southwardly, 45 feet, more or less, to the northwest corner of said Gasser property; thence with said Gasser's northerly line eastwardly 85 feet, more or less, to the beginning.

Being the same property conveyed by deed from Valerie Feldman Pargh of record in Book 5571, page 89, Register's Office for said County, and subject to Vendor's lien contained therein.

This is improved property, known as 135 Second Avenue, N., 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, its heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of its interest in the land in fee simple; has a good right to convey it, and the same is unencumbered except for matters of record and a lien for 1982 taxes.

And Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness the signature of its duly authorized officer this 30th day of March, 1982.

MARKET STREET DEVELOPMENT CORP.

By: Seymour Samuels Jr.
Secretary

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TENN. APR 9 11 39 AM '82

IDENTIF. REFERENCE

68654S

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Louise S. Clemmons, a Notary Public of the State and County aforesaid, personally appeared Seymour Samuels, Jr. with whom I am personally acquainted, and who, upon oath, acknowledged himself to be _____ of MARKET STREET DEVELOPMENT CORP., the within named bargainor, a corporation, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this 30 day of March, 1982.

Louise S. Clemmons
Notary Public

My Commission Expires: Jan 15-1983

RNB/3-30-82

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

RECEIVED OF _____

FOR _____

BOOK 5871 PAGE 408

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

8000.00 CO
20.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 27.30-
1217A04/05/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G86545

IDENTIF. REFERENCE

APR 9 11 39 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 875393