OFFICIAL RECEIPT

WARRANTY DEED

BOOK 5884 PAGE 7

FROM: Wilbert Manning, Grantor

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

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

Address New Owner(s) as Follows:

Suite 800
Nashville City Bank Bldg.
Union Street
Nashville, Tn

Send Tax Bills To:

First Tennessee Bank
P.O. Box 474
Memphis, Tn 38101

Map-Parcel Numbers

Map 81-16, par 221

Field Book Numbers

2W 1735

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Forty-One Thousand and no/100 Dollars ($41,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 11th day of May, 1982.

Connie E. Smith
Notary Public

My Commission Expires: 7-17-83

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration including the assumption of the first and second deeds of trust encumbering the property, Wilbert Manning, unmarried, Grantor has bargained and sold, and by these presents does transfer and convey unto the said Dukes, Dukes and Ledford, a partnership composed of Glenn G. Dukes, Buddy R.Dukes and Thomas E. Ledford, as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being lot 57 on the Plan of Town of McGavock of record in Book 21, page 23, Register's Office for said County. Said lot fronts 50 feet on the northerly margin of Scovel Street and extends back 150 feet plus or minus on the easterly and westerly lines to a line in the rear measuring 50 feet thereon.
>
> Being the same property conveyed to Grantor by deed from Glenn G. Dukes and wife, Betty Dukes of record in Book 5476, page 880, Register's Office for said County.

This is improved property, known as 912-914 Scovel Street, Nashville, Tennessee 37208.

OFFICIAL RECEIPT

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 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 taxes which are prorated; a deed of trust of record in Book 5476, page 883, and a deed of trust of record in Book 5663, page 309, said Register's Office.

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

Mattie B. Manning joins this instrument to convey her marital interest in the property.

Witness our hands this 27 day of April, 1982.

G.9.0 7.9 4.

IDENTIF. REFERENCE

MAY 11 1 26 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Wilbert Manning
WILBERT MANNING

Mattie B. Manning
MATTIE B. MANNING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert N. Buchanan III, a Notary Public in and for said County and State, the within named WILBERT MANNING and wife, MATTIE B. MANNING, the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Nashville, Tennessee, this 27 day of April, 19 82.

Robert N. Buchanan III
Notary Public

My Commission Expires: 1-22-84

RNB/1-22-82

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

RECEIVED OF _____

FOR BOOK 5884 PAGE 9

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
			41000.00- CO	
			106.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 113.10-	
6525A05/11/82			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.9.07.94

IDENTIF. REFERENCE

MAY 11 1 26 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 880497