OFFICIAL RECEIPT

BOX 41

WARRANTY DEED

BOOK 5892 PAGE 895

FROM: James F. Maxwell and wife, Glenna M. Maxwell

TO: Dukes, Dukes and Leford, a partnership

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:

Suite 818
Nashville City Bank Building
Nashville, Tennessee

Send Tax Bills To:

Present Mortgagees

Field Book Numbers — Map - Parcel Numbers

16DA 12360 — 118-1 / 430.1
16DA 12361 — 118-1 / 430.2
6DA 15297 — 119-1 / 468
6DA 15399 — 119-1 / 491
2W 1810 — 81-16 / 236
15W 3857 — 105-3 / 036
15DZ 17160 — 72-3 / 085
11D 65143 — 43-13-A / 044
11D 65159 — 43-13-A / 06
11D 65160 — 43-13-A / 06
11D 65180 — 43-13-A / 09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is four hundred eighty eight thousand two hundred forty two and 81/100 Dollars ($ 488,242.81).

Robert N. Buchanan III
Affiant

SUBSCRIBED AND SWORN TO before me, this the 20th day of May, 1982.

Anita L. Daniel
Notary Public

My Commission Expires: April 20, 1986

NOTARY PUBLIC

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, James F. Maxwell and wife, Glenna M. Maxwell, as Grantors, have bargained and sold, and by these presents do 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:

> The property described in Exhibit A attached hereto and incorporated herein by reference.

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.

OFFICIAL RECEIPT

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for matters of record, rights of parties in possession and a lien for current year's taxes.

And Grantors do further covenant and bind themselves, their 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.

James F. Maxwell is one and the same as Jim Maxwell and Jim F. Maxwell.

Witness our hands this 26TH day of May, 1982.

James F. Maxwell
JAMES F. MAXWELL

Glenna M. Maxwell
GLENNA M. MAXWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ANITA L. DANIEL, a Notary Public in and for said County and State, the within named JAMES F. MAXWELL, the bargainor, 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 26TH day of May, 1982.

Anita L. Daniel
Notary Public

My Commission Expires: April 20, 1986

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ANITA L. DANIEL, a Notary Public in and for said County and State, the within named GLENNA M. MAXWELL, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Nashville, Tennessee, this 26TH day of May, 1982.

Anita L. Daniel
Notary Public

My Commission Expires: April 20, 1986

RNB/5-26-82

EXHIBIT A

BOOK 5692 PAGE 897

PROPERTY DESCRIPTION

Tract I (858 and 860 Kirkwood Lane)

Lots 4 and 5 on the Plan of Kirkwood Gardens of record in Book 3106, Page 62, Register's Office for said County.

Said Tract was conveyed to Grantors by deeds of record in Book 5510, Page 106 and 109, said Register's Office.

Tract II (1012 Scovel Street)

Lot 47 on the Plan of McGavock, Westmore and Others First Addition to Nashville, called Town of McGavock, of record in Book 21, Page 23, said Register's Office.

Said tract was conveyed to Grantors by deed of record in Book 5552, Page 447, said Register's Office.

Tract III (Robin Hood Units 4-4, 5-12, 5-13, 7-1)

Apartment Units 4-4, 5-12, 5-13 and 7-1 of Robin Hood Condominiums, of record in Book 5200, Page 124, said Register's Office.

Said tract was conveyed to Grantors by deeds of record in Book 5595, Pages 814, 817 and 822 and Book 5596, Page 374,said Register's Office.

Tract IV (1119 3rd Avenue South)

The south part of Lot 17 and the north part of Lot 18 on W. W. Sullivan's Subdivision of record in Book 8, Page 147, said Register's Office and described more fully in the deed to Grantors of record in Book 5596, Page 377, said Register's Office.

Tract V (1326 Stratford Avenue)

Part of Lot 250 on the Plan of Inglewood Place of record in Book 332, Page 101, said Register's Office and being the same property more fully described in the deed to Grantors of record in Book 5596, Page 383, said Register's Office.

Tract VI (215 and 228 Valeria Street)

Lots 33 and 64 on the plan of Overhill City and W. H. Fox's Subdivision of part of Cumberland Nurseries, as of record in Book 332, Page 21, said Register's Office.

Said tract was conveyed to Grantors by deeds of record in Book 5596, pages 380 and 386, said Register's Office.

IDENTIF. REFERENCE

JUN 1 4 00 PM '82

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

93760

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5892 PAGE 898

FOR _____

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

48,242.81- CO
1269.32 CO TX
.50 PRFEE
9.00 WDEED
CHECK 1279.32-
0258ACC/01/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93760

IDENTIFICATION

JAN 4 8 00 PM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 884096