1035 08/02 123.72- CHECK

This instrument was prepared by: Edward Seddon, Attorney
295 Plus Park Boulevard, Suite J
Nashville, Tennessee 37217

Mail Tax Statements To:

The Kissell Company
30 Warder Street
Springfield, Ohio 45501

Address of New Owner:

Mr. and Mrs. Robert M. Dukes
837 Heritage Circle
Madison, Tennessee 37115

MAP-PARCEL NUMBERS
Map 42-7-A
PARCEL 47
11D-92918

Fox Ridge Homes, Inc.

TO: CASH WARRANTY DEED

Robert M. Dukes, ET UX

BOOK 5918 PAGE 152

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is hereby acknowledged, Fox Ridge Homes, Inc. with its situs and principal office in Nashville, TN 37215, as Grantor have bargained and sold and does transfer and convey unto the Grantees Robert M. Dukes and wife, Lisa N. Dukes as tenants by the entirety, their heirs and assigns forever, the following described real estate, together with any and all improvements thereon, situated in Davidson County, Tennessee, to-wit:

BEING Lot No. 211 on the Plan of the Revised Phase Two, Heritage Square, as of record in Plat Book 5200, Page 378, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Fox Ridge Homes, Inc. by deed from James M. Fischer, Jr., as of record in Book 5876, Page 40 and re-recorded in Book 5895, Page 343, Register's Office for said County.

THIS conveyance is subject to restrictions of record in Book 5752, Page 884, Register's Office for said County.

THIS conveyance is subject to any and all zoning regulations, building restrictions, and set-back lines, if any, and easements and rights of way for public utilities.

TO HAVE AND TO HOLD said real estate, together with any and all improvements thereon, unto the Grantees, Robert M. Dukes and wife, Lisa N. Dukes , as tenants by the entirety, their heirs and assigns forever.

SUBJECT to all terms, matters and conditions shown by the aforementioned plat of record, if any, and subject to the aforementioned restrictive covenants, if any, THE GRANTOR COVENANTS that they are lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same; that it is unencumbered, unless otherwise herein set out; and that they will

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OFFICIAL RECEIPT

forever warrant and defend the title against all claims and persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE 1982 TAXES are to be pro-rated between the parties. BOOK 5918 PAGE 153

THE GRANTOR makes OATH through its Executive Vice President, David V. Yoffee, that the fair, cash market value of the real estate herein conveyed is $44,750.00.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed by their duly authorized official on this the 26th day of July, 1982.

Fox Ridge Homes, Inc.

BY: David V. Yoffee
Executive Vice President

ATTEST:

Alphonse H. Davis V.P.
Alphonse H. Davis
Vice President

RUSH

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.
Aug 2 11 09 AM '82

IDENTIF. REFERENCE

H 0 2 1 4 5

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public in and for said County and State, David V. Yoffee and Alphonse H. Davis, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Executive Vice President and Vice President, respectively, of Fox Ridge Homes, Inc., the within named bargainor, and that they as such Executive Vice President and Vice President, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by David V. Yoffee as Executive Vice President, attested by Alphonse H. Davis as Vice President.

Witness my hand and seal of office on this the 26th day of July, 1982.

(SEAL)
Notary Public

JAMES M. HARD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-22-84

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $44,750.00.

Robert M. Carter
Affiant

Subscribed and sworn to before me this the 26th day of July, 1982.

Notary Public

JAMES M. HARD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

May commission expires: 1-22-84

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

RECEIVED OF _____

FOR BOOK 5918 PAGE 154

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			44750.00- CO	
			116.22 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	122.72-
			1035A08/02/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.O.2 1:45

IDENTIF. REFERENCE T

AUG 2 11 03 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 894468