WARRANTY DEED

BOOK 5964 PAGE 304

FROM: Dukes, Dukes and Ledford, a partnership

TO: Frank Jordan, III

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:	Send Tax Bills To:	Map-Parcel Numbers
3211 Healy Drive Nashville, Tennessee	same	Map 92-6 Parcels 559, 560, 561

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirty-Six Thousand and No/100 Dollars ($36,000.00).

Frank Jordan III
Affiant

SUBSCRIBED AND SWORN TO before me, this the 15 day of Dec, 19 82.

Notary Public

My Commission Expires: My Commission Expires July 27, 1986

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration including the execution and delivery of Grantee's promissory notes, Dukes, Dukes and Ledford, a partnership composed of Glenn G. Dukes, Buddy R. Dukes and Thomas E. Ledford, as Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Frank Jordan, III, as Grantee, his heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Lot Nos. 23, 25 and 27 on the J. W. Turner's Subdivision of Lot No. 21, Boyd McNairy's Plan as of record in Book 57, page 129, Register's Office for said County.
>
> Each of said lots fronts 50 feet on the easterly side of 27th Avenue, North, and extends back between parallel lines 184 feet to an alley.
>
> Being part of the property conveyed to Grantor by deed from Glenn G. Dukes and Buddy R. Dukes of record in Book 5830, page 956, Register's Office for said County.

This is improved property, known as 726, 728, 730 27th Avenue, North, 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 for a lien for 1982 taxes which are prorated and a deed of trust in favor of Citizens Savings Bank and Trust Company, of record in Book 5830, page 958, said Register's Office.

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, his heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness the signatures of its Partners this 15th day of November, 1982.

DUKES, DUKES AND LEDFORD

By: _____
Glenn G. Dukes

By: _____
Buddy R. Dukes

By: _____
Thomas E. Ledford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared Glenn G. Dukes, Buddy R. Dukes and Thomase E. Ledford, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Partners of DUKES, DUKES AND LEDFORD, the within named bargainor, a corporation, 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 corporation by themselves as Partners.

Witness my hand and seal, at office in Nashville, Tennessee, this 15TH day of NOVEMBER, 1982.

_____
Notary Public

My Commission Expires: _____

H 17349

IDENTIF. REFERENCE

NOV 15 3 10 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RNB/10-21-82

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

RECEIVED OF _____ BOOK 5964 PAGE 306

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

38000.00- CO
93.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 100.10-
0011A11/15/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 17349

IDENTIF. T REFERENCE

Nov 15 3 10 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 910476