FILE BOX 3

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Charles Dukes, etux	Nationwide Lending Group, Inc.	44-15
(NAME)	(NAME)	
1008 Clarke Street	400 Main Street	Parcel 339
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN. 37138	Red Hill, Pennsylvania 18076	4D-44020
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6025 PAGE 745

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS

Cash in hand paid by the hereinafter named grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, including being subject to a certain Deed of Trust of record in Book 5238, page 412, Register's Office for Davidson County, Tennessee, to secure to First American National Bank of Nashville, the payment of a note in the original principal amount of $26,000.00, payable as therein specified. Said Deed of Trust was assigned to

ALFRED F. MURPHY and PAULETTE C. MURPHY

have bargained and sold, and by these presents do transfer and convey unto the said Charles N. Dukes AND WIFE, Brenda V. Dukes, as Tenants by the Entirety

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 81 of Section "B" on the Plan of Village of Old Hickory, as of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 81 fronts 59.8 feet on the westerly side of Clarke Street and extends back 88.1 feet on the northerly line and 88.5 feet on the southerly line to a dead line, measuring 59.7 feet thereon.

Being the same property conveyed to Alfred F. Murphy and wife, Paulette C. Murphy by deed from E. Roque Fajardo and wife, Dorothy E. Fajardo of record in Book 5283, page 541, Register's Office for Davidson County, Tennessee. Said Alfred F. Murphy and wife, Paulette C. Murphy having since divorced as of Decree of Divorce in file No. 81D-2125 in the Fourth Circuit Court for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats, and encumbrances of record as of record in Register's Office for said County.

This is improved (X) unimproved ( ) property, known as 1008 Clarke Street (House Number) (Street) Old Hickory, Tennessee 37138 (P. O. Address) (City or Town) (Zip Code).

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21st day of March, 19 83.

Alfred F. Murphy
ALFRED F. MURPHY

Paulette C. Murphy
PAULETTE C. MURPHY

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6025 PAGE 746

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alfred F. Murphy and Paulette C. Murphy

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of March, 19 83

My commission expires 1-22-84 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

FELIX MILLSAPS, REGISTER
DAVIDSON COUNTY, TN
MAR 23 2 44 PM '83

IDENTIFICATION REFERENCE

H 37828

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 40,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

X Charles N Dukes

Sworn to and subscribed before me
this 21st day of March, 19 83.

My commission expires 1-22-84 Notary Public

This instrument was prepared by:

Name	Address
Rick M. Johnson, Suite 200, 430 Third Ave. No., Nashville, Tennessee 37201	

WARRANTY DEED

FROM Alfred F. Murphy and Paulette C. Murphy

TO Charles Dukes and wife, Brenda Dukes

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

PREPARED BY:

RICK M. JOHNSON, ATTY.
SUITE 200, 430 THIRD AVE., NO.
NASHVILLE, TENNESSEE 37201
244-1568

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF

BOOK 6025 PAGE 747

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

40000.00- CO
104.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 110.50-
5328A03/23/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 7 8 2 8

IDENTIF. REFERENCE

MAR 23 2 44 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 937218