FORM NO. WD-1

BOOK 6057 PAGE 356

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,374.86

X James L. Zeigler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May, 19 83.

Notary Public

MY COMMISSION EXPIRES: October 19, 1986
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Zeigler, et ux. (NAME)	Chemical Mortgage Company (NAME)	161-7
500 Hilson Court (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	116
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Fred J. Duke, Jr. and wife, Latresa G. Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Zeigler and wife, Lillie W. Ziegler

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Section One, McMurray Woods Addition, of record in Book 4675, pages 6 and 7, Register's Office for said County.

Said Lot No. 38, which is a corner lot, fronts 88.0 feet on the easterly margin of Hilson Drive and fronts 105.0 feet on the northerly margin of Hilson Court, said frontages being joined by a curve having a length of 42.63 feet and extends back 118.8 feet on the northerly line and 99.62 feet on the easterly line to a point of intersection.

Being the same property conveyed to Fred J. Duke, Jr. and wife, Latresa G. Duke by deed from Allison L. Buff, now Allison L. Buff Eldridge, and husband Chris Eldridge, as recorded in Book 5473, page 71, Register's Office of Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 500 Hilson Court, Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 13th day of May, 19 83

FRED J. DUKE, JR: Fred J. Duke Jr

LATRESA G. DUKE: Latresa G. Duke

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred J. Duke, Jr. and Latresa G. Duke

the bargainorS, 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 13th day of May, 1983.

Commission expires October 19, 1986

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Fred J. Duke, Jr. and Latresa G. Duke

Duke

TO
James L. Zeigler and wife, Lillie W. Zeigler

H 48078

IDENTIF. T. REFERENCE

MAY 16 4 19 PM '83

FELIX V. WILSON II REGISTER
DAVIDSON COUNTY, TN

PREPARED BY: Mail

BUCK, BAKER, BAKER & BRAMLETT
618 US Bank Building
Nashville, Tennessee 37219-2180

Phone: (615) 244-8100

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6057 PAGE 358

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

65374.86- CO
170.04 CO TX
.50 PRFEE
6.00 MBEED
CHECK 176.54-
7857A05/16/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H480078

IDENTIF. REFERENCE

MAY 16 4 19 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 949340