This Instrument Prepared By:
John W. Kelley, Jr.
Ortale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
93-2-3-141	Dukes, Dukes & Ledford	Third National Mortgage Company P. O. Box 2628 Nashville, TN. 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
5W-4575	329 Union Street	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note dated October 11, 1972, in the original principal sum of $133,000.00, payable to Home Beneficial Life Insurance Company, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by G. Keeling Turner, II and wife, Victoria Pierce Turner, to L. W. Richardson, Trustee, as of record in Book 4645, page 813,

BOOK 6060 PAGE 959

G. KEELING TURNER, II and wife, VICTORIA P. TURNER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DUKES, DUKES & LEDFORD, a Tennessee general partnership composed of Glenn G. Dukes, Buddy R. Dukes and Thomas E. Ledford

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 52 on the Original Plan of Nashville, not of record, being Lot No. 6 on the Plan of the Subdivision of the north part of Lot No. 52, not included in Union Street, known as the Hyde Lot, as of record in Minute Book "D", page 118, Chancery Court at Franklin, Tennessee, described according to a survey made by Z.J. Wilkinson, Surveyor, July 14, 1944, as follows:

BEGINNING on the southerly margin of Union Street, at the northwest corner of said building, a point 81 feet and 7 inches from the easterly margin of Fourth Avenue North as said margin is presently located and established; thence with the southerly margin of Union Street, easterly 24 feet 1 inch to the northeast corner of said building; thence with the outside face of the east wall of said building, southerly 98 feet and 8 inches to the outside face of the north wall of the McGavock Building, being the southeast corner of said building; thence with the outside face of this north wall, westerly 23 feet and 4-3/4 inches to the southwest corner of said building; thence with the face of the outside west wall of said building, northerly 98 feet and 8 inches to the beginning.

Being the same property conveyed to G. Keeling Turner, II by deed from Provident Trust Company, a Tennessee corporation, as of record in Book 4645, page 243.

Victoria P. Turner joins in this instrument for the purpose of conveying any and all right, title and interest she may have in and to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1983 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 18 day of May, 19 83

G. Keeling Turner, II

Victoria P. Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6060 PAGE 960

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named G. Keeling Turner, II and wife, Victoria P. Turner 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, the 18 day of May, 1983.

Mary Ann Kelley
Notary Public

My commission expires: 4-20-86

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 475,000.00

G. Keeling Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18 DAY OF May 19 83

MY COMMISSION EXPIRES: 4-20-86 (AFFIX SEAL)

Mary Ann Kelley
Notary Public

WARRANTY DEED

FROM

G. KEELING TURNER, II AND WIFE

TO

DUKES, DUKES & LEDFORD, a Tennessee general partnership

H 4 9 1 6 3

RUSH

IDENTIF. REFERENCE

MAY 20 2 57 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Please Return to: Box 36
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

_____
Notary Public

My commission expires:

05/20 1241.50- CHECK

9175

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6060 PAGE 961

FOR _____

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			475000.00-	CO
			1235.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	1241.50-
			9175A05/20/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 9 1 6 3

IDENTIF. REFERENCE

MAY 20 2 57 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 950613