FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 5074 PAGE 336

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000

Gary J. Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June 1983.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gary J. Mitchell	176 Second Avenue, North	Nashville, TN 37201
NAME	ADDRESS	

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald B. & Janet C. Dukes (NAME)	FIRST INVESTMENT COMPANY (NAME)	42-10-35
607 Westchester Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 749 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	11D 7705

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~~, I, Ella Gene Coffeen, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald B. Dukes and wife, Janet C. Dukes

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:

Being Lot No. 40 on the Map of Sherry Heights, Section II, as of record in Book 2331, page 69, Register's Office for said County. Said Lot No. 40 fronts 132 feet on the southerly side of Westchester Drive and runs back between lines 272.1 feet on the easterly line and 254.4 feet on the westerly line which is a broken line to a dead line in the rear on which it measures 87.5 feet thereon.

Being the same property conveyed to Selby S. Coffeen and wife, Ella Gene Coffeen by warranty deed from Russell Lee Armour and wife, Jo Ann Wright Armour of record in Book 5168, page 166, Register's Office for said County, Selby S. Coffeen being deceased as of May 23, 1982.

This conveyance is subject to restrictive covenants of record in Book 2449, Page 374, said Register's Office.

This is ( ) unimproved (XX) improved property, known as 607 Westchester Drive, Madison, TN 37115
(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 my hand this 3rd day of June, 19 83

Ella Gene Coffeen

ELLA GENE COFFEEN

OFFICIAL RECEIPT

BOOK 5074 PAGE 337

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Melanie J. Harrison, a Notary Public in and for said County and State, the within named Ella Gene Coffeen

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June 19 83.

Commission expires 1-22-84

Melanie J. Harrison
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

4646 06/14 1230- DEED

H 5.3 7 2 4

IDENTIF. REFERENCE

JUN 14 8 40 AM '83

FELIX Z. WILSON, C.&M. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

ELLA GENE COFFEEN

TO

DONALD B. DUKES and WIFE,

JANET C. DUKES

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

Mail: Douglas R. Berry
P.O. Box 4976
Nashville, TN 37216

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 5074 PAGE 338

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
			450[illegible].00- CO	
			117.00 CO TX	
			.50 PRFEE	
			8.00 MDEED	
			CHECK	126.50-
			4646A06/14/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5.3.7.2.4

IDENTIF. REFERENCE

JUN 14 8 40 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 955928