OFFICIAL RECEIPT

$30M

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Ed Grovees & Robert M Calk	Ed Groves Realtors	103-4-260
(NAME)	(NAME)	
4305 Colorado Avenue	5915 Charlotte Avenue	25W-06020
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6095 PAGE 412

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

Cash in hand paid by the hereinafter named grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged.

James L. Duke and wife Flodine Duke

have bargained and sold, and by these presents do transfer and convey unto the said Ed Groves and Robert M. Calk

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

Being the westerly half of Lot No. 28 on the Plan of West End Annex, as of record in Book 332, page 61, Register's OFfice for Davidson County, Tennessee.

Said part of said Lot NO. 28 fronts 50 feet on the northerly side of Colorado Avenue, formerly 9th Street, and runs back between parallel lines, 164.4 feet to an alley.

Being the same property conveyed to James L. Duke and wife Flodine Duke by deed from C. J. Tidwell and wife Hazel Tidwell, as of record in Book 5337, page 948, said register's Office.

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

H 6 0 5 2 7

T. IDENTIF. REFERENCE

JUL 15 9 08 AM '83

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as 4305 Colorado Avenue (House Number) (Street)
Nashville, TN 37209
(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 28th day of June, 19 83.

James L. Duke

James L. Duke

Flodine Duke

Flodine Duke

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6095 PAGE 413

Personally appeared before me, the undersigned James L. Duke, a Notary Public in and for said County and State, the within named

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

Witness my hand and official seal at Nashville, Tennessee, this 7th day of June, 1983.

My commission expires 7-21-84 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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 30,000
This is equal to or greater than the property would bring at a fair and voluntary sale.

Tonya R Weller

Sworn to and subscribed before me this 14 day of June, 1983.

My commission expires 7-21-84 Notary Public

File

This instrument was prepared by:

Name	Address
Rick M. Johnson	430 3rd Ave. No. Suite 200, Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Flodine Duke 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 7th day of June, 1983.

My Commission expires 7-21-84 Notary Public

WARRANTY DEED

FROM

TO

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

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6095 PAGE 414

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			30000.00- CO	
			78.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	84.50-
1995A07/15/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 0 5 2 7

IDENTIF. REFERENCE

JUL 15 9 08 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 963720