OFFICIAL RECEIPT

FILE BOX 3 FORM No. WD-1

BOOK 6158 PAGE 642

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,000.00

James F. Dukes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF OCTOBER 19 83

Notary Public

MY COMMISSION EXPIRES: 10-[illegible]-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 295 PLUS PARK BOULEVARD, SUITE J — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Dukes (NAME)	Mortgage Trust Company (NAME)	MAP 136
2649 Smith Springs Road (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road, Suite 100 (STREET ADDRESS)	PARCEL 47
Nashville, Tennessee 37217 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	2D-43370

FOR AND 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, Frances E. Draper, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James F. Dukes and wife, Kay 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.

LAND in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, being part of the Lot No. 3 on the Plan of the Division of the Estate of John C. Estates, deceased, as of record in Minute Book J, Page 170, County Court for said County, described as follows:

BEGINNING in the center of the new part of Smith Springs Road at a point which is the northeast corner of the property conveyed to Buren Mack Bruce and wife, by deed from L. T. Stevens and wife, of record Book 2856, Page 347, Register's Office, said point being the northwest corner of the property herein conveyed; thence with the center of said road, eastwardly 80 feet, thence south 9 deg. 25' West 136.3 feet to a point; thence north 87 deg. West 85 feet to a point which is the southeast corner of said Bruce Property; thence north 11 deg. 20' East 149.7 feet to the point of beginning.

BEING the same property conveyed to Frances E. Draper by deed from Dana M. Draper and wife Julie I. Draper, of record in Book 6109, Page 163, Register's Office for said County.

THIS conveyance is subject to any and all existing restrictions and easements of record.

CHECK THIS is improved (XX) unimproved ( ) property, known as 2649 Smith Springs Road (House Number) (Street) Nashville, Tennessee 37217 (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 heir 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 covey 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 13TH day of OCTOBER, 19 83

Frances E Draper

Frances E. Draper

10/84/01-08:90-

5663

OFFICIAL RECEIPT

BOOK 6158 PAGE 643

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 Frances E. Draper, unmarried

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 13TH day of OCTOBER 1983

Commission expires 10-19-85

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (their several oaths) acknowledged (themselves) to be the ____ and ____ respectively of the ____ the within named bargainer, and corporation, and that (he) as such (they) ____ and ____, being authorized so to do, execute 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

H60534

WARRANTY DEED

FROM

Frances E. Draper

TO

James F. Dukes

IDENTIF. REFERENCE

OCT 18 8 58 AM '83

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

RETURN TO:

SOUTHERN ESCROW COMPANY
295 Plus Park Boulevard
Suite J
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6158 PAGE 644

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
			29000.00- CAMT.	
			75.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	81.90-
			5663A10/18/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H80534

IDENTIF. T. REFERENCE

OCT 18 8 58 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 986697