This instrument was prepared by KENNETH M. BALLEW, Attorney at Law, 333 Gallatin Road, Madison, TN 37115 from information furnished by the parties.

WARRANTY DEED

mail ↗

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Earl Glen Duke et ux	Collateral Investment Company	Map 43-4
(NAME) 609 Swinging Bridge Road	(NAME) 2100 First Avenue North	Parcels 27 & 57
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, TN 37138	(STREET ADDRESS) Birmingham, Alabama 35203	4D 38848
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) *Dollars,*

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of a certain indebtedness payable to Collateral Investment Company, and secured by a deed of trust of record in Book ____, page ____, Register's Office for Davidson County, Tennessee;

We, EDWARD RAY WARD AND WIFE, SARAH WAIDE WARD,

have this day bargained and sold, and do hereby transfer and convey unto the said EARL GLEN DUKE AND WIFE, MILDRED JANE DUKE, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

(SEE Exhibit "A" Attached)

H 9 5 8 9 6.

IDENTIF. REFERENCE

JAN 6 9 44 AM '84

REGISTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this tranefer is $ 35,183.90

Subscribed and sworn to before me, this the 2 day of January 19 84

My commission expires: 10-20-85 (Affix Seal)

Affiant Mildred Jane Duke

Notary Public

This is unimproved ( ) improved (XX) property, known as Swinging Bridge Road, Old Hickory, TN 37138 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Earl Glen Duke and wife, Mildred Jane Duke, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Earl Glen Duke and wife, Mildred Jane Duke, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 5 *day of* January, 19 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edward R. Ward
Edward Ray Ward

Sarah Waide Ward
Sarah Waide Ward

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Edward Ray Ward and wife, Sarah Waide Ward,

*the within named 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 5 *day of* January, *19* 84.

Notary Public

Commission expires 10-20-85

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* .....*of the* ....., *the within named bargainor, a corporation, and that* ....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in .....,
this .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM

EDWARD RAY WARD ET UX

TO

EARL GLEN DUKE ET UX

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

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EXHIBIT "A"

Parcel No. 1

Land in Davidson County, Tennessee, described as follows, to-wit:
A parcel of land, being part of Tract 3 as shown on an unrecor property line survey describing tracts 1 through 4 of the W. A. Webster property described in Deed Book 1606, page 519, Register's Office for Davidson County, Tennessee, said survey prepared by Cummings Surveying Company, September 29th, 1968.

Said parcel of land, being part of Tract 3 is described as commencing at a point in the southwest corner of a .76 acre tract of land that lies south of Swinging Bridge road; thence, South 47° 47' East 165.0 feet to a point, said point being South 44° 05' West 200.0 feet from a point located on the South side of Swinging Bridge Road; thence South 44° 05' West 147.48 feet to a point located on the northerly margin of Tract 2; thence North 47° 47' West 165.0 feet to a point; said point located on the northwest corner of Tract 2; thence North 44° 05' East 147.48 feet to the point of beginning.

Being the same property conveyed to Edward Ray Ward and wife, Sarah Waide Ward, by deed from Charles Edward Webster and wife, Dorothy Webster, of record in Book 5456, page 272, Register's Office for said County.

Parcel No. 2

Land in Davidson County, Tennessee, described as follows, to-wit:
Beginning at an iron pin on the Swinging Bridge Road, approximately 225 feet West of Scenic View Drive in Old Hickory, Tennessee and proceeding in a straight line South 44 deg. 47' west 200 feet to an iron pin; thence North 47 deg. 43' West 165 feet to an iron pin; thence North 44 deg. 47' East 200 feet to an iron pin; thence along the margin of the Swinging Bridge Road South 47 deg. 43' East 165 feet to the point of beginning, according to a survey made by Ralph W. C. Lambert on May 30, 1955, containing 0.75 acre more or less.

Being the same property conveyed to Edward R. Wade and wife, Sarah Wade by deed from Kimble L. Cole and wife, Debra M. Cole, of record in Book 5233, page 698, Register's Office for said County.

01/06 191.02- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

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
			35183.90-	CAMT.
			91.52	CSTAX
			.50	PRFEE
			9.00	WDEED
				CHECK 101.02-
			4280A01/06/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H9589G

IDENTIF. REFERENCE

JAN 6 9 44 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 4753