This instrument was prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Billy C. Duke and Maxine (NAME)	(NAME)	
1705 S. Hamilton Road (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Map No. 80-4
Nashville, Tennessee (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Parcel No. 68

BOOK 6266 PAGE 836

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------($10.00)---------- *Dollars,*

cash in hand paid by Billy C. Duke and Maxine Duke and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Billy C. Duke and Maxine Duke have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $9,000.00, secured by deed of trust of record in Book 4448, page 926, Register's Office for Davidson County, Tennessee,

Lena H. Horton, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Billy C. Duke and wife, Maxine Duke

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee described as follows:

Being part of Lot No. 15 of Block No. 2 on the Plan showing G.T. Sheegog's Subdivision at Bordeaux, as of record in Book 421, page 191, Register's Office for said County, and described as follows; according to a survey made by James A. Hamilton, Jr., dated March 3, 1950.

Beginning in the center of South Hamilton Road, 105.76 feet south of the corner of Lots Nos. 14 and 15; thence with the centerline of said Road, southwestwardly 52.88 feet to a point 111.36 feet north of the center line of Old Hydes Ferry Pike; thence northwestwardly 191.29 feet more or less to the easterly line of Lot No. 8; thence with the line between Lots Nos. 8 and 15, northeastwardly 52 feet to a point 104 feet south of the corner of Lots No. 14 and 15; thence eastwardly 200.86 feet more or less to the center line of South Hamilton Road, the point of beginning.

Being the same property conveyed to Lena H. Horton by deed from Thomas Eugene Fortner and wife, Virginia C. Fortner as of record in Book 4448, page 924, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 6th day of April, 1984

Affiant Billy C. Duke

My commission expires: 10-19-86 (Affix Seal)

Notary Public John L. Duncan

This is improved ( ) unimproved ( ) property, known as 1705 South Hamilton Road (House Number) (Street) Nashville, Tennessee P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 Grantees, their (successors), heirs 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.

Witness our hands this 6th *day of* April, 1984, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lena H. Horton

Lena H. Horton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John Duncan, *a Notary Public in and for said County and State,* Lena H. Horton

the within named bargainor....., 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 Nashville, Tennessee *this* 6th *day of* April, 1984.

John Duncan
Notary Public

Commission expires 10-19-86

JOHN B. DUNCAN NOTARY PUBLIC

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

Lena H. Horton

TO

Billy C. Duke and Maxine Duke

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

FILED
DAVIDSON COUNTY, TN
REGISTER

APR 9 12 33 PM '84

IDENTIF. REFERENCE

142844

Mail Insurance Notice to
4904 Charlotte Ave

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

RECEIVED OF _____

FOR _____

BOOK 6266 PAGE 838

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
			18000.00- CAMT.	
			46.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	53.30-
7051	A	04/09/84	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

II 4284

IDENTIF. REFERENCE

APR 9 12 38 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26855