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file 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 33,765.06

Subscribed and sworn to before me, this the 27 day of April 19 84

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

William B. Jones
Affiant
Patricia Ann Johnson
Notary Public

PATRICIA ANN JOHNSON NOTARY PUBLIC

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
William B. Jones	Lincoln Service Corporation
2649 Smith Springs Road (STREET ADDRESS)	1100 Walnut Street (STREET ADDRESS)
Nashville, Tennessee 37217 (CITY STATE ZIP)	Owensboro, KY 42302-0989 (CITY STATE ZIP)

MAP NO. 136 2D-43370 PARCEL NO. 47

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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 F. Dukes and wife Kay C. Dukes

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO William B. Jones, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

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 northest 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 James F. Dukes and wife Kay C. Dukes by deed from Frances E. Draper, recorded in Book 6158 at page 642, Registers Office for said County.

This conveyance is subject to taxes for the year 1984 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of Mortgage Trust Company, recorded in Book 6158 at page 645, Register's Office for Davidson County, which the Grantees herein agree to assume and pay.

CHECK 05/02 94.38-

THIS IS • IMPROVED PROPERTY KNOWN AS 2649 Smith Springs Road, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 27 day of April 19 84

James F. Dukes

Kay C. Dukes
Kay C. Dukes

State of Tennessee
County of Davidson

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On this 27 day of April, 19 84, before me personally appeared James F. Dukes and wife Kay C. Dukes to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

10/20/85

Notary Public

Patricia Ann Johnson

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

I 1 9 3 2 9

IDENTIFICATION REFERENCE

MAY 2 11 09 AM 1984

FEE $ _____ REGISTER
DAVIDSON COUNTY, TN

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
			33765.00- CONT.	
			87.88 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	94.38-
			3145A05/02/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T
IDENTIF. REFERENCE

MAY 2 11 09 AM '84

FEE REGISTER
DAVIDSON COUNTY, TN

No. 32762