WARRANTY DEED

BOOK 6336 PAGE 88

FROM: Norbert Putnam and wife, Ingrid Ross Putnam

TO: William J. Dukes and wife, Laura F. Dukes

Address New Owners as follows:	Send Tax Bills to:	Map-Parcel No.
Mr. and Mrs. William J. Dukes Apt. Unit 704 6666 Brookmont Terrace Nashville, Tennessee 37205	Same	Map 129 Parcel 75

This Instrument was Prepared by:

Elizabeth L. Miller
Harris & Leach, P.C.
2 Music Circle South
Nashville, Tennessee 37203

Mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration, or value, whichever is greater, for this transfer is $ 111,758.23.

Affiant

Sworn to and subscribed before me this 21st day of June, 1984.

Notary Public

My commission expires: 1/10/87

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, NORBERT PUTNAM and wife, INGRID ROSS PUTNAM, hereinafter called the "Grantors", have this day bargained and sold and do hereby transfer and convey unto WILLIAM J. DUKES and wife, LAURA F. DUKES, hereinafter called the "Grantees", their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. 704, of Wessex Towers Condominium created under Title 64, Section 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5414, page 634, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Wessex Tower Condominium Apartments, of record in Book 5200, page 142, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Norbert Putnam by deed from Barbara W. Hurd and husband, J. Brent Hurd, of record in Book 5471, page 60, Register's Office for Davidson County, Tennessee.

IDENTIF. REFERENCE

JUL 12 9 37 AM '84

FELIX E. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

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07/12 216.23- CHECK

2921

To have and to hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns, forever. Grantors covenant that they 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, except:

1. Taxes for the year 1984, which are not yet due and payable.

2. All terms and provisions of the Master Deed for Wessex Towers of record in Book 5414, page 634, Register's Office for Davidson County, Tennessee.

3. All terms and provisions of the Charter of Wessex Towers Condominium Association, Inc., of record in Corporation Book Volume 67, page 1023, in the Office of the Secretary of State of the State of Tennessee, and in Book 5412, page 451, Register's Office for Davidson County, Tennessee, and the By-laws and regulations of said corporation.

4. Easements and restrictions as shown on the plat of Wessex Towers Condominium Apartments of record in Book 5200, page 142, Register's Office for Davidson County, Tennessee.

5. The covenant contained in an instrument of record in Book 5471, page 60, Register's Office for Davidson County, Tennessee, which runs with the real property conveyed herein until January 1, 1990, wherein Grantors, their heirs, successors, and assings, agreed that if the real property taxes are not paid on or before January 1 of each year following the year for which such taxes are assessed, then Central Tennessee Investment Company, Inc. may elect to pay such real property taxes, and shall have the right to collect the amount of such taxes paid from Grantors, their heirs, successors, and assigns, plus interest from the date of such payment at the highest rate permitted to be charged under the laws of the State of Tennessee in effect from time to time, together with all costs of collection, including reasonable attorney's fees.

6. Such liens and other matters, if any, against which Grantees' title insurer commits to insure Grantees from loss as provided in the title insurance policy provided Grantees by Grantors.

Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons.

This is improved property known as Apartment No. 704, Wessex Towers Condominium, 6666 Brookmont Terrace, Nashville, Tennessee, 37205.

IN WITNESS WHEREOF, the parties have executed this instrument on the 29th day of June, 1984.

NORBERT PUTNAM
By: James H. Harris III,
Attorney-in-Fact

INGRID ROSS PUTNAM

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of June, 1984, before me, the undersigned, a Notary Public in and for said County and State, personally appeared James H. Harris, III, to me known to be the person who executed the foregoing instrument in behalf of Norbert Putnam, and acknowledged that he executed the same as the free act and deed of the said Norbert Putnam.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, 1984.

NOTARY PUBLIC

My commission expires:

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, Ingrid Ross Putnam, 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 29th day of June, 1984.

Elizabeth J. Mills
NOTARY PUBLIC

My commission expires: 1/17/87

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6336 PAGE 91

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

79758.23- CAMT.
207.48 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 216.98-
2821A07/12/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

JUL 12 9 37 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0051901