FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,200.00

James M. Hammonds Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 1984

John T. Duke
Notary Public

MY COMMISSION EXPIRES: April 20, 1986

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Robert F. Doyle, Attorney, 509 Stahlman Building, Nashville, Tennessee. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elmer C. Duke, Jr. et al (NAME)	Same (NAME)	Map 105-13
932 Douglas Ave. South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 269
Nashville, Tennessee. 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	22W-04670

FOR AND IN 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, JAMES M. HAMMONDS, JR. AND WIFE, RHONDA G. HAMMONDS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELMER C. DUKE, JR. AND WIFE, HELEN S. DUKE a one-half undivided interest; and John T. Duke a one-half undivided interest.

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 Davidson County, Tennessee, being the easterly fifty feet of Lot No. 81 in the Waverly Land Company's Plan as recorded in Book 57, page 95, Register's Office for said County.

Said part of Lot No. 81 fronts 50 feet on the northerly side of Douglas Avenue and runs back northwardly 250 feet, more or less, and between parallel lines to an alley.

Being the same property conveyed to James M. Hammonds, Jr. and wife, Rhonda G. Hammonds by deed from Elmer C. Duke, Jr. and wife, Helen S. Duke of record in Book 5531, page 897, Register's Office for Davidson County, Tennessee.

Grantees herein assume and agree to pay the balance of an indebtedness presently owed to Sunamerica Financial Corporation in the original amount of $50,400.00 as secured by Deed of Trust in Book 6334, page 789, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 932 Douglas Avenue South, Nashville, Tennessee. 37204
(House Number) (Street) (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 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 singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 15th day of October, 1984

James M. Hammonds, Jr.

Rhonda G. Hammonds

Elmer C. Duke, Jr.

Helen S. Duke

John T. Duke

3781

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Johnnie A. Andrews Luken, a Notary Public in and for said County and State, the within named James M. Hammonds, Jr., Rhonda G. Hammonds, Elmer C. Duke, Jr., Helen S. Duke, and John T. Duke

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of October, 1984.

Johnnie A Andrews Luken Notary Public

Commission Expires April 20, 1986

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

James M. Hammonds, Jr., and wife, Rhonda G. Hammonds

TO

Elmer C. Duke, Jr. and wife, Helen S. Duke; and John T. Duke

I 56635

IDENTIFICATION REFERENCE

Oct 15 4 04 PM '84

DAVIDSON COUNTY, TN REGISTER

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

RUSH

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6403 PAGE 927

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

41200.00- CONT.
107.12 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 113.62-
0781A10/15/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1566 35

IDENTIF. REFERENCE

OCT 15 4 04 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0077081