SEND TAX BILLS TO:

TERRY L. DUKE
1972 Tinnin Rd.
Goodlettsville, TN 37072

PREPARED BY
CHARLES H. BEATY
ATTORNEY AT LAW
608 NASHVILLE PIKE
P. O. BOX 1203
GALLATIN, TENNESSEE 37066

Map 9 Par. 78, 14D 30995

BOOK 6458 PAGE 224

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, MARTHA E. FRENSLEY, Attorney in Fact for JANE L. MUSGRAVE (same person as JANE L. POLLARD) and husband, JERRY A. MUSGRAVE, as appointed in an instrument, of record in Deed Book ____, Page ____, in the Register's Office of Sumner County, Tennessee, have this day bargained and sold and by these presents do hereby transfer and convey unto TERRY DUKE and wife, SARAH DUKE, as tenants by the entirety, their heirs and assigns, forever, the following described tract or parcel of land, to-wit:

> LAND in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a copy of a survey made by C. J. Carney, Surveyor, dated 3/16/65, as follows:
>
> BEGINNING at a point in the center of Strawberry Hill Road, said point being the southwesterly corner of the Carl Davenport property ; thence along the center line of Strawberry Hill Road, north 81° west, 569 feet to a pipe in Donald Davenport's easterly line, which said point is slightly west of the curving margin of Strawberry Hill Road; thence north 8° east with Donald Davenport's easterly line, 661.4 feet to a point in Spring Branch; thence north 68° east, 227 feet to a point; thence with Carl Davenport's westerly line, south 34° east, 117 feet to a pipe; thence continuing with Carl Davenport's said easterly line, south 15° east, 758 feet to the point of beginning, containing 7.03 acres, more or less.
>
> BEING the property conveyed to James F. Pollard and wife, Jane L. Pollard by deed dated 4/16/66 from G. Howard Wilkinson, unmarried, of record in Book 4007, Page 310, Register's Office of Davidson County, Tennessee. The said James F. Pollard is deceased.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said GRANTEES, their heirs and assigns, in fee simple forever.

AND WE DO COVENANT with the said GRANTEES that we are lawfully seized and possessed of said property, thatwe have a good and lawful right to sell and convey the same, and that it is free from any lien

12/27 $3.90- CHECK

3537

or encumbrance whatsoever, EXCEPT for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 1984 real estate taxes.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title thereto against the lawful claims and demands of all persons whomsoever.

JANE L. MUSGRAVE

BY: Jane L. Musgrave by Martha E. Frensley
MARTHA E. FRENSLEY, Attorney in Fact under power recorded in Book ____, Page ____, in the Register's Office of Davidson County, Tennessee.

JERRY A. MUSGRAVE

BY: Jerry A. Musgrave by Martha E. Frensley
MARTHA E. FRENSLEY, Attorney in Fact under power recorded in Book ____, Page ____, in the Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Sumner

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named MARTHA E. FRENSLEY, Attorney in Fact for Jane L. Musgrave (same person as Jane L. Pollard) and husband, Jerry A. Musgrave, as appointed in an instrument, of record in Deed Book ____, Page ____, Register's Officeof Davidson County, Tennessee, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 26th day of December, 1984.

Helen J. Beaty
NOTARY PUBLIC

My Commission Expires: 3/3/87.

STATE OF Tenn.
COUNTY OF Sumner

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 19,000.

Jerry A. Musgrave
AFFIANT

SUBSCRIBED and sworn to before me this the 26th day of December, 1984.

Helen J. Beaty
NOTARY PUBLIC

My Commission Expires: 3/3/87.

MAIL CASE

I.D. 7.2.7.5.6.

IDENTIF. REFERENCE

Dec 27 9 35 AM '84

ELIZABETH H. ROBERTS REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

19000.00- CAMT.
49.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 55.90-
8637A 12/27/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:7:2 7:5:6:

IDENTIF. REFERENCE

DEC 27 8 35 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96380