ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS: F-B.
Ralph E. Barnes, etux	Same	GO 12171
(NAME)	(NAME)	
224 Charleston Dr.		~~18-1DO~~
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	map-18-parlot
Goodlettsville TN 37072		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

BOOK 6569 PG 786

WARRANTY DEED

For and in consideration of the sum of ----TEN AND----------00/100 ($10.00)---------- DOLLARS

Cash in hand paid by the GRANTEES; RALPH E. BARNES, and wife, JUDY BARNES, and other good and valuable considerations, receipt of which is hereby acknowledged;

I, WALTER FREEMAN DUKE, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said RALPH E. BARNES, and wife, JUDY BARNES

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

LAND in the First Civil District of Metropolitan Nashville/Davidson County, formerly the Tenth Civil District of Davidson County, Tennessee, lying within the City Limits of Goodlettsville, and generally north of Brick Church Pike and west of Dickerson Road, and being more particularly described on "EXHIBIT A" which is attached hereto and made a part hereof as fully as if copied herein verbatim.

BEING the same property conveyed to Walter Freeman Duke by Quitclaim Deed from Janice Gail O'Brien Duke, of record in Book 6117, page 259, Register's Office for Davidson County, Tennessee.

J09004

IDENTIF. REFERENCE

MAY 31 10 49 AM '85

FELIX E. ROBERTSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved (X)
This is improved ( ) property, known as CHARLESTON DRIVE (House Number) (Street)
Goodlettsville, TN 37072 (P. O. Address) (City or Town) (Zip Code)

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.

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 23 rd day of May, 19 85.

Walter Freeman Duke
WALTER FREEMAN DUKE, unmarried

BOOK 6569 PG 787

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 WALTER FREEMAN DUKE, unmarried

the bargainor , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 23rd day of May, 19 85.

My commission expires 07/18/87 Notary Public D. Annette Burton

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 31,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Ralph E. Barnes

Sworn to and subscribed before me
this 23rd day of May, 19 85.

My commission expires 07/18/87 Notary Public D. Annette Burton

~~RETURN TO:~~ This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115
Name Address

WARRANTY DEED

FROM

WALTER FREEMAN DUKE,
unmarried

TO

RALPH E. BARNES, ET UX

JUDY BARNES

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

LAND in the First Civil District of Metropolitan Nashville/Davidson County, formerly the Tenth Civil District of Davidson County, Tennessee, lying within the City Limits of Goodlettsville, and generally north of Brick Church Pike and west of Dickerson Road, and being more fully described as follows:

BEGINNING at an iron pin at the northwesterly corner of Lot No. 77 of Charleston Square Subdivision, as recorded in Plat Book 5200, Page 133, Register's Office for said County, and proceeding as follows: N. 26 deg. 38' 03" W 295.21 feet; thence N 50 deg. 52' 20" W 100.25 feet; thence N 59 deg. 53' 00" W 49.83 feet; thence N 63 deg. 05' 56" W 59.11 feet; thence N 71 deg. 05' 36" W 84.15 feet; thence N 7 deg. 18' 23" E 38.15 feet; thence N 00 deg. 41' 18" W 269.73 feet; thence N 82 deg. 55' 04" E 108.07 feet; thence S 70 deg. 38' 11" E 66.0 feet; thence S 78 deg. 01' 50" E 42.96 feet; thence N 89 deg. 52' 55" E 108.22 feet; thence N 73 deg. 38' 57" E 36.16 feet; thence N 86 deg. 29' 18" E 93.71 feet; thence S 86 deg. 14' 04" E 134.32 feet; thence S 65 deg. 56' 06" E 123.15 feet; thence S 14 deg. 49' 46" W 250.26 feet; thence S 16 deg. 27' 10" E 180.00 feet to a point on the northerly right-of-way line of a 50-foot road recorded in Charleston Square Subdivision; thence westwardly with a 292.99 foot radius curve to the left 78.81 feet, said curve having a chord bearing and distance of S 65 deg. 50' 30" W 78.569 feet; thence S 55 deg. 32' 13" W 73.03 feet to a point on the west right-of-way line of Charleston Drive; thence southwardly with a 478.11-foot radius curve to the right 83.00 feet, said curve having a chord bearing and distance of S 29 deg. 29' 23" E 82.895 feet to the northeasterly corner of Lot No. 77; thence with the north line of Lot No. 77, S 65 deg. 29' 00" W 225.46 feet to the point of beginning, and containing 7.67 acres, more or less.

Being the same property conveyed to Walter Freeman Duke by Quitclaim Deed from Janice Gail O'Brien Duke, of record in Book 6117, Page 259, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 6569 PAGE 789

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

31000.00- CAMT.
80.60 CSTAX
.50 PRFEE
9.00 WDEED
CASH 90.10-
317 0A05/31/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J09004

T
IDENTIF. REFERENCE

MAY 31 10 49 AM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 139721