WARRANTY DEED

BOOK 6585 PAGE 656

From: Dukes & Dukes,
a Tennessee General Partnership, Grantor

This instrument prepared by:
John M. Jordan, Attorney
4235 Hillsboro Road
Nashville, Tennessee 37215

To: William P. Titus and wife, Judith W. Titus, Grantee

Address Owner(s) as Follows:
2401 Memorial Drive
Clarksville, Tennessee 37043

Send Tax Bills To:

Same

Map and Parcel Numbers

Field Book Numbers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $64,000.00.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 20th day of May, 1985.

My Commission Expires: January 19, 1988

Notary Public

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), Dukes & Dukes, a Tennessee General Partnership composed of Glenn Dukes and Buddy Dukes, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said William P. Titus and wife, Judith W. Titus, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto.

This is unimproved property.

TO HAVE AND TO HOLD the tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, theirs, heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

And Grantor does further covenant and bind Grantor, its heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness its hand this 20th day of May, 1985.

1:47:07 IDENTIF. REFERENCE
JUN 19 9 36 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

DUKES & DUKES

By: Glenn Dukes

By: Buddy Dukes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Glenn Dukes and Buddy Dukes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be partners in Dukes & Dukes, a Tennessee General Parnership, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by themselves as partners.

Witness my hand and seal, this 20th day of May, 1985.

Notary Public

My Commission Expires: January 19, 1988

Lot No. 12 on the plan of Inns of Granny White as of record in Book 6250, page 460, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the westerly margin of Travelers Court being the most northerly corner of Lot No. 11 on the plan of Inns of Granny White, as of record aforesaid; thence, South 64° 20' 51" West 183.10 feet to a point; thence, North 28° 37' 22" West 131.00 feet to a concrete monument; thence, North 14° 3' 41" East 180.00 feet to a point; thence, South 68° 30' 39" East 192.36 feet to a point in the westerly margin of Travelers Court; thence, southwardly along a curve forming the westerly margin of Travelers Court having a length of 143.99 feet and a radius of 175.00 feet to the point of beginning. Containing 1.001 acres, more or less.

[redacted]

Being the same property conveyed to Dukes & Dukes, a Tennessee general partnership, by deed from Everette Lyn Beasley and Ann Polk Trimble Beasley of record in Book 6565, Page 565, Register's Office for Davidson County.

EXHIBIT "A"

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6585 PAGE 658

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

64000.00- CONT.
166.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 172.90-
9610A06/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

JUN 19 9 36 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
IDENTIF. REFERENCE

No. 146006