WARRANTY DEED BOOK 6585 PAGE 659

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

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

To: James Powers, Grantee

Address Owner(s) as Follows:
c/o Dukes & Dukes, 329 Union Street
Nashville, TN 37201

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 $180,000.00.

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 James Powers, Grantee, 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.

J 1 4 1 7 1

IDENTIF. REFERENCE

JUN 19 9 37 AM 1985

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. 18 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 southerly margin of the cul de sac of Travelers Court being the most northwesterly corner of Lot 17 on the plan of Inns of Granny White, as of record aforesaid; thence, westwardly along a curve forming the southerly margin of the cul de sac of Travelers Court having a length of 25.42 feet and a radius of 50 feet to a concrete monument; thence, westwardly along a curve forming the southerly margin of the cul de sac of Travelers Court having a length of 21.03 feet and a radius of 25.00 feet to a concrete monument; thence, along the southerly margin of Travelers Court South 89° 48' 43" West 78.73 feet to a concrete monument; thence, southwardly along a curve forming the easterly margin of Travelers Court having a length of 315.06 feet and a radius of 125.00 feet to a concrete monument in the easterly margin of Travelers Court; thence, South 54° 36' 2" East 75.27 feet along the easterly margin of Travelers Court to a concrete monument; thence, North 35° 23' 58" East 146.50 feet to a concrete monument; thence, North 18° 52' 5" East 136.54 feet to the point of beginning. Containing 1.000 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 661

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

180000.00- CAMT.
468.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 474.50-
961 A 06/19/85 BAL .00-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

JUN 19 9 37 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
IDENTIF. REFERENCE

No. 146007