BOOK 6585 PAGE 785

WARRANTY DEED

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

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

To: Matt Bright, Grantee

Address Owner(s) as Follows:
226 Boxwood Drive
Franklin, Tennessee 37064

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 30 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 Matt Bright, 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 30 day of May, 1985.

J 1: 4: 1: 9 9

T
IDENTIF. REFERENCE

JUN 19 9 51 AM '85

FELIX Z. WILSON JR. 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 30th day of May, 1985.

Notary Public

My Commission Expires: January 19, 1988

5038

10

Lot No. 38 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 concrete monument in the northerly margin of Harpeth Knobs Drive being the most southeasterly corner of Lot No. 37 on the plan of Inns of Granny White, as of record aforesaid; thence, North 22° 8' 47" West 263.66 feet to a concrete monument; thence, North 56° 51' 14" East 263.66 feet to a concrete monument; thence, southwardly along a curve forming the westerly margin of Harpeth Knobs Drive having a length of 464.77 feet and a radius of 263.66 feet to the point of beginning. Containing 1.4065 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 787

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

64000.00- CAMT.
166.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 172.90-
9639A06/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

JUN 19 8 01 AM '85
IDENTIF. REFERENCE
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 146035