Prepared by:
Union Security Title Corporation
4235 Hillsboro Road
Nashville, Tennessee 37215

BOOK 6585 PAGE 852

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sandy A. Duke et al (NAME)	Standard Federal Savings & Loan (NAME)	5DU-40736
318 April Lane (STREET ADDRESS OR ROUTE NUMBER)	481 North Frederick Avenue (STREET ADDRESS)	161-4
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Gaithersburg, MD 20877 (CITY) (STATE) (ZIP)	73

FOR AND IN CONSIDERATION of the sum of Fifty-one thousand and no/100---------- *Dollars,*

W. Fred Bates and wife, Ruby L. Bates

have this day bargained and sold, and do hereby transfer and convey unto the said Sandy A. Duke and Ellen W. Hunter

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of April Lane Subdivision of record in Book 2330, page 132, Register's Office for said County.

Said Lot No. 8 fronts 100 feet on the northerly margin of April Lane and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to W. Fred Bates and wife, Ruby L. Bates by deed from Domingo Mendoza and wife, Peggy Ann Mendpza of record in Book 6152, page 810 Register's Office for Davidson County, Tennessee.

J: 1: 4: 2: 0 8'
IDENTIF. REFERENCE
JUN 19 9 00 AM '85
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 51,000.00

Subscribed and sworn to before me this the 18th *day of* June *19* 85

My commission expires: 1/18/87 *(Affix Seal)*

Affiant

Notary Public

unimproved ( )
This is improved (X) property, known as 318 April Lane, *(House Number)* Nashville, Tennessee *(Street)* *P.O. Address:* 37211 *(City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 18th *day of* June *, 19* 85 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. Fred Bates

Ruby L. Bates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned *, a Notary Public in and for said County and State* W. Fred Bates and wife, Ruby L. Bates

*the within named bargainor*S *, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 18th *day of* June *, 19* 85

Notary Public

Commission expires 1/18/87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

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

Notary Public

Commission expires

WARRANTY DEED

FROM

W. Fred Bates et ux

TO

Sandy A. Duke and

Ellen W. Hunter

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6585 PAGE 854

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

51000.CO- CAMT.
132.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 139.10-
9648A06/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J: 1: 4: 2 0 8:

IDENTIF. REFERENCE:

JUN 19 9 50 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 146044