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: Phillip R. Robinson and wife, Christy C. Robinson, Grantees

Address Owner(s) as Follows:
418 Barbara Drive
Nashville, Tennessee

Send Tax Bills To:
Same

Map and Parcel Numbers
145 - Part of Parcel 5966

Field Book Numbers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6602 PAGE 934

The actual consideration or value, whichever is greater, for this transfer is $69,900.00.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of June, 1985.

My Commission Expires: 11-1-87

Notary Public

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) and other good and valuable consideration, 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 Phillip R. Robinson and wife, Christy C. Robinson, 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 28th day of June, 1985.

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 and Dukes, 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 28th day of June, 1985.

Notary Public

My Commission Expires: 5-13-89

07/17 185.24- CHECK

3360

EXHIBIT "A"

BOOK 6602 PAGE 935

Lot No. 40 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 Harpeth Knobs Drive being the most northerly corner of Lot No. 39 on the plan of Inns of Granny White, as of record aforesaid; thence, South 56° 51' 14" West 320.00 feet to a point; thence, North 33° 8' 46" West 160.00 feet to a point; thence, North 56° 51' 14" East 320.00 feet to a point in the southerly margin of Harpeth Knobs Drive; thence, along said margin South 33° 8' 46" East 160.00 feet to the point of beginning. Containing 1.175 acres, more or less.

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.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6802 PAGE 936

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

6990[illegible].00- CAPT.
181.74 CSTAX
.50 [illegible]
6.00 WDEED
CHECK 187.24-
6360A07/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J[illegible]9 6 7.1

IDENTIF. REFERENCE

Jul 10 11 41 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 152600