WARRANTY DEED

file 46

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

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

To: B & E Investment Company, Grantee

Address Owner(s) as Follows:
788 W. Main Street
Hendersonville, Tennessee 37075

Send Tax Bills To:
Same

Map and Parcel Numbers
145-Pts. 59 & 60

Field Book Numbers
872

BOOK 6829 PAGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $65,700.00.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 23rd day of July, 1985.

My Commission Expires: 1-1-88

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 B & E Investment Company, 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.

28374

IDENTIFICATION REFERENCE

AUG 14 9 30 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Witness its hand this 23rd day of July, 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 23rd day of July, 1985.

Notary Public

My Commission Expires: 5-13-89

71393

EXHIBIT "A" BOOK 6629 PAGE 873

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Inns of Granny White, of record in Plat Book 6250, page 460, Register's Office for said County.

Said Lot No. 1 fronts 186.17 feet on the easterly margin of Granny White Pike and extends back between parallel lines 235.00 feet to a line in the rear measuring 184.57 feet thereon.

Being part of the same property conveyed to Dukes & Dukes, a Tennessee General Partnership composed of Glenn C. Dukes and Buddy R. Dukes by deed from Ann Polk Trimble Beasely, widow, and Everett Lyn Beasley of record in Book 6565, page 565, said Register's Office.

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6629 PAGE 874

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			65700.00- CAPT.	
			170.88 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 177.38-	
7193A	08/14/85		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28374

IDENTIFICATION REFERENCE

AUG 14 9 30 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 163150