WARRANTY DEED

fee 46

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

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

To: Hunter M. Shannonhouse, Grantee

Address Owner(s) as Follows:
1801 Ashwood Avenue
Nashville, Tennessee 37212

Send Tax Bills To:
Same

Map and Parcel Numbers
145 - Pts 59 & 60
Field Book Numbers

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

BOOK 6629 PAGE 881

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

Affiant

SUBSCRIBED AND SWORN TO before me, this the 24th day of July, 1985.

My Commission Expires: 5/10/88

Notary Public

JORDAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 Hunter M. Shannonhouse, his 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 24th day of July, 1985.

2837.6

IDENTIFICATION REFERENCE

AUG 14 9 32 AM '85

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 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 24th day of July, 1985.

Jessi H. Sharp
Notary Public

SHARP NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5-13-89

EXHIBIT "A" BOOK 5029 PAGE 892

Land in Davidson County, Tennessee, being Lot No. 31 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. 31 fronts 105.26 feet on the southwesterly margin of Harpeth Knobs Drive and extends back between lines 224.20 feet on the westerly line and 259.25 feet on the easterly line to a broken line in the rear, measuring 427.15 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 883

FOR _____

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

69900.00- CANT.
181.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 188.24-
7195A08/14/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28376

IDENTIFICATION REFERENCE

AUG 14 9 32 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 163152