BOOK 6636 PAGE 748

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

A. W. Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1985

Harold E. Collins
Notary Public

MY COMMISSION EXPIRES: 4-20-1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold E. Collins, Attorney, 4800 Charlotte Avenue, Nashville, Tennessee 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. W. Duke, et ux (NAME)	SAME (NAME)	Map 103-8
3715 Princeton Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parc. 145
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Evelyn Janis Craig Foster and James Donald Craig

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. W. Duke and wife, Nancy C. Duke

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being part of Lot No. 337 on the Map of Richland Realty Company's West Lawn Subdivision, as of record in Book 421, Page 32, Register's Office for said County, and described according to a survey made by John M. Sullivan, Civil Engineer, dated November 3, 1955, as follows:

BEGINNING at a point in the west margin of West Lawn Court, formerly Mockingbird Road 150 feet South of the southerly margin of West Lawn Drive; thence 86 deg. 35 min. West 150 feet to a point; thence South 75 feet to a point; thence North 86 deg. 35 min. East 150 feet to the West margin of West Lawn Court; thence with the margin of the same North 75 feet to the point of beginning.

BEING the same property conveyed to JAMES EDWIN CRAIG and wife, LILA M. CRAIG by Deed of record in Book 3368, Page 476, Register's Office of Davidson County, Tennessee, the said JAMES EDWIN CRAIG having predeceased Lila M. Craig and Lila M. Craig and Lila Mai Pentecost Craig Caldwell being one and the same person. And by Quitclaim Deed to EVELYN JANIS CRAIG FOSTER and JAMES DONALD CRAIG of record in Book 6229, Page 918, Register's Office for Davidson County, TN.

Roy Foster, husband of Evelyn Janis Craig Foster and Connie C. Craig wife of James Donald Craig join in this conveyance for the express purpose of conveying any and all right, title and interest they have in and to the above described property by virtue of being married to the said respective grantor.

1985 property taxes have been prorated and assumed by the buyers.

This is unimproved ( ) improved (X) property, known as 19 West Lawn Court, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 31st day of August, 1985

Evelyn Janis Craig Foster

James Donald Craig

Roy Foster

Connie C. Craig

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evelyn Janis Craig Foster, James Donald Craig, Roy Foster and Connie C. Craig

the bargainors, 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 21st day of August, 19 85.

Harold E Collins
Notary Public

Commission Expires 4-20-86

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____
Notary Public

Commission Expires _____

38 08/22 154.70- CHECK

3 0 7 0 7

IDENTIFICATION REFERENCE

AUG 22 1 27 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECD

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6636 PAGE 750

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

57000.00- CAMT.
148.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 154.70-
0038A08/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30707

IDENTIFICATION REFERENCE

AUG 22 1 27 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 165938