(3)

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

Mail

BOOK 6669 PAGE 728

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Wilson Duke 531 Dowell St. Goodlettsville, Tn. 37072	Same as new owner	Map 25-8 Parcel 19

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, PANSY A. HOLLEMAN, a widow, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said WILSON DUKE and wife, KATHRYN DUKE, hereinafter referred to as 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 Lot No. 2 of the J. W. Harris' Subdivision of part of the Clark Home Place in Goodlettsville, Tennessee, as of record in Book 547, page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 100 feet on the westerly side of the Dickerson Pike and runs back between parallel lines 300 feet to the easterly line of Lot No. 7 and contains 7/10 of an acre.

Being the same property conveyed to Pansy A. Holleman, a widow, by quitclaim deeds from Mataline Holleman Rice and Thomas B. Holleman, said quitclaim deeds being filed for record simultaneously herewith.

INCLUDED in the above description, but expressly EXCLUDED therefrom is that portion of the premises conveyed to Charles Mark Lundy and wife, Elizabeth G. Lundy, by deed from Pansy Holleman, etal, of record in Book 1847, page 55, Register's Office, Davidson County, Tennessee, described as follows:

Being the westerly 68 feet of Lot No. 2 on the Map of J. W. Harris' Subdivision of part of Clark Home Place, Goodlettsville, Tennessee, as of record in Book 547, page 46, Register's Office for said County.
BEGINNING at a point, being the westerly common corner of Lots Nos. 2 and 3, on said Map of said Subdivision, running northerly 100 feet to the common corner of Lots Nos. 1 and 2, on said map, thence easterly 68 feet to a point in the boundary line between said Lots 1 and 2, thence southerly 100 feet to a point in the boundary line between said Lots 2 and 3, 68 feet from said common corner of Lots 2 and 3, thence westerly 68 feet to the beginning.

[illegible] 196.70 CHECK

[illegible]

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1) 1985 State, County and City of Goodlettsville taxes, prorated and assumed in full by GRANTEES.

2) Easement for sanitary sewers granted City of Goodlettsville, of record in Book 4362, page 908, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my, 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.

WITNESS my hand on this the 30th day of September, 1985.

Pansy A Holleman
PANSY A. HOLLEMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PANSY A. HOLLEMAN, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 30th day of September, 1985.

Dianne M. Catley
NOTARY PUBLIC

My Commission Expires: 1-19-88

BOOK 6669 PAGE 730

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $72,000.00.

Kathryne Duke
Affiant

Sworn to and subscribed before me, this the 30th day of September, 1985.

Denise M. Cathey
NOTARY PUBLIC

My Commission Expires: 1988

4 0 6 9 2

IDENTIFICATION REFERENCE

OCT 1 1 59 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6659 PAGE 731

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

72000.00- CANT.
187.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 196.70-
2128A10/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40692

IDENTIFICATION REFERENCE

OCT 1 1 09 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 177710