BOOK 6686 PAGE 872

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

CLIFTON J. DUKES, and wife

VIOLET L. DUKES

TO ROBERT E. ELLIS, and wife,
EVELYN S. ELLIS

For draftsman's use

PREPARED BY:
BLANKENSHIP & BLANKENSHIP
Attorney's-at-Law
3311 Gallatin Road
Nashville, Tennessee 37216

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Ellis, et ux (NAME)	Robert E. Ellis, et ux (NAME)	Map 51-11
1409 Oakland Acres Dr, (STREET ADDRESS OR ROUTE NUMBER)	1409 Oakland Acres, Dr. (STREET ADDRESS)	Parcel 114
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Madison, Tennessee 37215 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

4 5 7 5 4

IDENTIFICATION REFERENCE

Oct 18 4 14 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 8,500.00 Robert E. Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October, 1985.

Notary Public

MY COMMISSION EXPIRES: 7/17/88

(AFFIX SEAL)

For and in Consideration of the sum of $8,500.00

Eight Thousand Five Hundred and 00/100 DOLLARS

Cash in hand by the Grantees, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, Clifton J. Dukes and wife, Violet L. Dukes,

have bargained and sold, and by these presents do transfer and convey unto the said

Robert E. Ellis and wife, Evelyn S. Ellis,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: a Portion of Lot 37 on the Plan of Oakland Acres, Section II, of record in Plat Book 3700, Page 26, Register's Office for said County, 11th Civil District. A strip of land to be added to Lot 36 (designated Reserve Parcel "B", described according to a survey by Bob Cummings, Land Surveyors, dated January 3, 1984, as follows:

Beginning at an iron pin in the Easterly Right-of-way of Oakland Acres Drive (25 feet from the centerline) being the common corner of Lot 37 and Lot 36 (Designated as Reserve Parcel "B" on the Plan of Oakland Acres, Section II of record in Plat Book 3700 page 26 in the Register's Office of Davidson County, Tennessee; thence with said Right-of-way North 17 degrees 56 minutes east 18.00 feet to a concret monument; thence, severing Lot 37 on said Plan owned by Clifton J. Dukes, et ux of record in Deed Book 5303, page 929, (R.O.D.C.T.) as follows; south 72 degrees 16 minutes east 171.10 feet to an iron pin; South 83 degrees 44 minutes east 46.13 feet to an iron pin in the westerly boundaryline of Lot 88 on the Plan of Oakland Acres, Section 10 of record in Plat Book 2900, page 140 (R.O.D.C.T.) owned by Robert I. Bradford, Jr., Et Ux, Carlene of record in Deed Book 3574, page 143 (R.O.D.C.T.); thence with said Boundary Line South 5 degrees 57 minutes West 18.00 feet to an iron pin; thence, with the southerly boundary line of Lot 37 north 83 degrees 44 minutes west 48.04 feet to an iron pin being the northeast corner of the above mentioned Lot 36 owned by Robert E. Ellis, et ux, Evelyn, of record in Deed Book 4323. Page 437 (R.O.D.C.T.); thence with the northerly boundary line of said Lot North 72 degrees 16 minutes west 172.96 feet to the beginning, containing 3944 square feet or 0.0905 acre. Being part of the property conveyed to Clifton J. Dukes, et Ux Violet L. Dukes by deed from Hollis Steve Tidwell and wife, Carolyn A. Tidwell, of record in Book 5303, Page 929, Register's Office for Davidson County, Tennessee.

*Clifton J. Dukes and wife, Violet L. Dukes agree to pay the 1985 property taxes of the above described land.

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WD-2

This is unimproved (X) improved ( ) property, known as 1407 Oakland Acres Drive, Madison, Tn. 37115
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert E. Ellis and wife, Evelyn S. Ellis their heirs and assigns, forever.

And we do covenant with the said Robert E. Ellis and wife, Evelyn S. Ellis their 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.

And We, Clifton J. Dukes and wife, Violet L. Dukes do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert E. Ellis and wife, Evelyn S. Ellis, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 4th day of OCTOBER, 1985

Clifton J. Dukes

Violet L. Dukes

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Paul G. Blankenship, a Notary Public in and for said County and State, the within named Clifton J. Dukes and wife, Violet L. Dukes

(or proved to me on the basis of satisfactory evidence) the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of October, 1985.

Paul G. Blankenship, Notary Public.

Commission expires 7/17/88.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that ..... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....

OFFICIAL RECEIPT

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

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RECEIVED OF _____

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
			8500.00- CAMT. 22.10 CSTAX .50 PRFEE 6.00 WDEED CHECK 28.60- 8080A10/18/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45754

IDENTIFICATION REFERENCE

Oct 18 4 14 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 183521