This Instrument Was Prepared By:
Claiborne K. McLemore, III, Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 6770 PAGE 230

Address New Owner(s):
Liddle Brothers Contractors, Inc.
2713 McCampbell
Nashville, TN 37214

Send Tax Bills to:
Same

Map/Parcel No:
96-6-60

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DUKES, DUKES & LEDFORD, a Tennessee general partnership comprised of Glenn G. Dukes, Buddy R. Dukes and Thomas E. Ledford (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to LIDDLE BROTHERS CONSTRUCTION COMPANY, INC. (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

All that real property described on the attached Exhibit A, which is incorporated herein in its entirety.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of January, 1986.

7.1606

IDENTIFICATION REFERENCE

JAN 27 8 58 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

DUKES, DUKES & LEDFORD,
a Tennessee general partnership

By: _____
Glenn G. Dukes

By: _____
Buddy R. Dukes

By: _____
Thomas E. Ledford

MAIL TO:
W. G. TRABER
P.O. Box 140255
NASHVILLE, TENN. 37214

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Jerri H. Sharp, a Notary Public in and for the County and State aforesaid, personally appeared Glenn G. Dukes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Dukes, Dukes & Ledford, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of January, 1986.

Jerri H. Sharp
Notary Public

My Commission Expires:

5-13-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Jerri H. Sharp, a Notary Public in and for the County and State aforesaid, personally appeared Buddy R. Dukes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Dukes, Dukes & Ledford, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of January, 1986.

Jerri H. Sharp
Notary Public

My Commission Expires:

5-13-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Jerri H. Sharp, a Notary Public in and for the County and State aforesaid, personally appeared Thomas E. Ledford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Dukes, Dukes & Ledford, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of January, 1986.

Jerri H. Sharp
Notary Public

My Commission Expires:

5-13-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $37,500.00.

Affiant

Subscribed and sworn to before me, this
24th day of January 1986.

Notary Public

My Commission Expires: 5-13-89

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 77 on the Unrecorded Plan of a resubdivision of part of a strip marked "Reserved" shown on the Plan of Donelson Heights, as of record in Book 1424, page 35, Register's Office for said County, described as follows:

Beginning at a point on the southeasterly margin of McCampbell Avenue, at the common corner of Lots 76 and 77; thence with the line between said lots, southeastwardly 160.1 feet to a point; thence southwestwardly 85 feet to a corner of Lots 77 and 78; thence with the line between said lots, northwestwardly 160 feet to the southeasterly margin of McCampbell Avenue; thence with the margin of the same northeastwardly 85 feet to the beginning.

This property is subject to:

1. Deed of Trust executed by Richard H. Black, Jr. and wife, Joyce Sue Black, of record in Book 3951, page 681, Register's Office for Davidson County, Tennessee.

2. Deed of Trust executed by D & H Investments of record in Book 5628, page 82, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 1334, page 453, Register's Office for Davidson County, Tennessee.

4. The Unrecorded Plan shows a 40-foot setback line from McCampbell Avenue, a 10-foot easement for public utilities and a T.V.A. easement across the property.

5. 1986 property taxes, a lien but not yet due and payable.

This is improved property known as 2730 McCampbell Avenue, Nashville, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 6770 PAGE 234

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
			3758.00- DAMT.	
			27.00 STTAX	
			.50 PRFEE	
			10.00 MISC	
			CHECK 110.50-	
9176AD1/27/86 BAL			.50	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7160

IDENTIFICATION REFERENCE

JAN 27 8 52 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 213852