BOOK 6773 PAGE 459

WARRANTY DEED

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

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

To: Thomas W. Molteni and John Witt Irions, Jr., Grantees

Address Owner(s) as Follows:
Thomas W. Molteni and
John Witt Irions, Jr.
202 Suffolk Crescent
Brentwood, TN 37027

Send Tax Bills To:
Same

Map and Parcel Numbers
145-7-41
Field Book Numbers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $64,000.00.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 30 day of January, 1986.

My Commission Expires: 4-20-86

Notary Public

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), 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 Thomas W. Molteni and John Witt Irions, Jr., Grantees, as joint tenants, their 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 30 day of January, 1986.

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 & Dukes, a Tennessee General Parnership, 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 30 day of January, 1986.

Notary Public

My Commission Expires: 4-20-86

Lot No. 36 on the plan of Inns of Granny White as of record in Book 6250, page 460, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the northerly margin of Harpeth Knobs Drive being the most southeasterly corner of Lot No. 35 on the plan of Inns of Granny White, as of record aforesaid; thence North 36° 18' 36" East 481.07 feet to a point; thence South 33° 8' 46" East 120.00 Feet to a concrete monument; thence South 12° 52' 21" West 339.35 feet to a point in the northerly margin of Harpeth Knobs Drive; thence westwardly along a curve forming the northerly margin of Harpeth Knobs Drive having a length of 228.65 feet and a radius of 461.43 feet to a concrete monument; thence, along said margin North 69° 28' 30" West 53.32 feet to the point of beginning. Containing 1.785 acres, more or less.

Being the same property conveyed to Dukes & Dukes, a Tennessee general partnership by deed from Everett Lyn Beasley and Ann Polk Trimble Beasley of record in Book 6565, page 565, Register's Office for Davidson County, Tennessee.

7.27.36
IDENTIFICATION REFERENCE
JAN 30 2 45 PM '86
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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
			64088 10- CANT.	
			166.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	172.90-
0562A01/30/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 2 7 3 6

IDENTIFICATION REFERENCE

JAN 30 2 [illegible] PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 215205