FILE NO. 17843

FILE BOX "7"

BOOK 6782 PAGE 959

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF FEBRUARY, 1986

Notary Public

MY COMMISSION EXPIRES: 1-10-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| J. W. PROPERTIES (NAME) | S A M E (NAME) | 93-11-168 |
| 30 Middleton Street (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville (CITY) Tn (STATE) 37210 (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 FRED J. DUKE et ux GLORIA J. DUKE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. W. PROPERTIES, a partnership

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 the northerly 110 feet of Lot No. 4 on the Plan of Alloway Brothers Subdivision of certain lots in Rutledge Addition to Nashville, of record in Book 421, page 192, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 4 is described as beginning at a point in the southerly margin of Highland Street, the common corner of Lots 3 and 4; thence with the line between said lots southwardly 110 feet to the northerly margin of an alley; thence with the northerly margin of said alley as if extended 44 feet to a point in the line between lots 4 and 5; thence with the line between said lots 4 and 5 northwardly 110 feet to the southerly margin of Highland Street; thence with the southerly margin of Highland Street 44 feet to the point of beginning.

BEING the same property conveyed to Fred J. Duke and wife, Gloria J. Duke by deed from Commerce Union Bank, Executor under the Will of Albert Thomas Brown, of record in Book 4952, Page 75, Register's Office for Davidson County, Tennessee.

7.6 1 1.3

IDENTIFICATION REFERENCE

FEB 14 10 07 AM '86

FELIX Z. WILSON JR REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 105 Lea Avenue, Nashville, Tennessee 37210
(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 hand s this 13th day of February, 1986

X Fred J. Duke Jr.
FRED J. DUKE

X Gloria J. Duke
GLORIA J. DUKE

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named FRED J. DUKE et ux GLORIA J. DUKE,

the bargainor s 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 13th day of February, 19 86.

Notary Public

Commission Expires 1-10-89

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 _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____, this _____ day of _____, 19____.

Witness my hand and official seal at _____

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

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 |
|---|---|---|---|---|
| | | | 32[illegible] | [illegible] |
| | | | 63.00 | 63.[illegible] |
| | | | .50 | .50 |
| | | | 0.00 | [illegible] |
| | | | CHECK | 63.[illegible] |
| | | | 4602A02/14/86 CAL | .0[illegible] |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6 1 1.3

IDENTIFICATION REFERENCE

FEB 14 10 07 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 219332