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2463

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

Buddy Dukes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF April 1986

Elaine Phelps
Notary Public

MY COMMISSION EXPIRES: 4/21/86
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dukes & Dukes (NAME)	Same. (NAME)	part of Map 145-59 & 60
329 Union Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	OH-11102
Nashville, TN 37201 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	OH-11100

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, John P. Vosberg and wife, Margaret A. Vosberg

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dukes & Dukes, aTennessee general partnership composed of Glenn G. Dukes and Buddy R. Dukes

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:

Lot No. 3 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 the southwesterly corner of Lot No. 2 of the Inns of Granny White, as of record aforesaid; thence South 75 deg. 56' 19" East 246.14 feet to a concrete monument; thence, South 46 deg. 45' 3" West 292.31 feet to a concrete monument in the northerly margin of Harpeth Knobs Drive; thence, North 48 deg. 33' 14" West 135.00 feet to a concrete monument in the northerly margin of Harpeth Knobs Drive; thence, northwardly along a curve forming the northerly margin of Harpeth Knobs Drive having a length of 36.87 feet and a radius of 25.00 feet to a concrete monument in the easterly margin of Granny White Pike; thence, northwardly along a curve in the easterly margin of Granny White Pike having a length of 158.73 feet and a radius of 756.20 feet to the point of beginning, containing 1.00 acres, more or less.

Being the same property conveyed to John P. Vosberg by deed from Dukes & Dukes, a Tennessee General Partnership composed of Glenn Dukes and Buddy Dukes as of record in Book 6602, page 943, said Register's Office.

This is unimproved (XX) improved ( ) property, known as Harpeth Knobs Drive (House Number) (Street) Nashville (P. O. Address) (City or Town) Tennessee (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 their hands this 14th day of April, 19 86

John P. Vosberg

Margaret A. Vosberg

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John P. Vosberg and wife, Margaret A. Vosberg

the bargainors, 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 14 day of April, 1986.

Ela Phelps Notary Public

Commission Expires 4/21/86

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 _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
John P. Vosberg and wife,
Margaret A. Vosberg

TO
Dukes & Dukes, a Tennessee general ~~partnership~~

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

91830

IDENTIFICATION REFERENCE

APR 15 3 17 PM '86

FELIX Z. WILSON 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
			64000.00- CAMT.	
			160.40 CSTAX	
			.80 PRFEE	
			6.00 WDEED	
			CHECK	172.80-
			3433A04/15/86 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 1 8.3 0

IDENTIFICATION REFERENCE

APR 15 3 17 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 237518