BOOK 6890 PAGE 521 FORM NO. WD-1

BOX 10

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,500.00

Denny W. Duke
Affiant

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

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES: 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTY.
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Denny W. Duke et ux (NAME)	The Leader Mortgage Company (NAME)	15DA02515
918 Carolyn Avenue (STREET ADDRESS OR ROUTE NUMBER)	1015 Euclid Avenue (STREET ADDRESS)	072-09-0-333.00
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Cleveland, Ohio 44115 (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, Nancy Rogers and Wanda Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Denny W. Duke and wife, Betty J. Duke

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:

Land in Davidson County, Tennessee, being Lot No. 95 on the plan of Irvington, of record in Book 843, page 60, Register's Office for said County.

Said Lot No. 95 fronts 60 feet on the southerly margin of Carolyn Avenue and extends back between parallel lines 170.5 feet to a dead line.

Being the same property conveyed to Nancy Rogers and Wanda Williams by deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of record in Book 6845, page 777, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 981, page 261, said Register's Office and to the matters set forth in the above referenced plan of record.

1 1 7 9 0

IDENTIFICATION REFERENCE

JUN 18 1 23 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 918 Carolyn Avenue, Nashville, TN 37216
(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 June, 19 86

Nancy Rogers

Wanda Williams

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

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Personally appeared before me, the undersigned, a Notary Public of said county, Nancy Rogers and Wanda Williams

the within named 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 purpose therein contained.

WITNESS my hand, at office, this 13th day of June, 1986

NOTARY PUBLIC

My commission expires:

3-18-87

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, _____ of 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 President (or other officer authorized to execute the instrument) 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 himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Nancy Rogers and

Wanda Williams

TO

Denny W. Duke and wife,

Betty J. Duke

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

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

375[illegible].00- CAPIT.
97.50 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 104.00-
6993A06/18/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 1 7 9 0

IDENTIFICATION REFERENCE

JUN 18 1 23 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 260542