BOK 38

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

BOOK 6902 PAGE 84

Address New Owner(s):	Send Tax Bills to:	Map/Parcel No:
Roy Winn Luckett, et. ux.	Same	Part of 146-6-44
1230 McGrace Lane		
Nashville, TN 37220		

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, DUKE & JOHNSON PARTNERSHIP (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to ROY WINN LUCKETT and wife, PATRICIA F. LUCKETT (the "Grantees"), their heirs, 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 Grantees and their heirs, 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 Grantees, their heirs, 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, this instrument is executed on this 24th day of June, 1986.

DUKE & JOHNSON PARTNERSHIP

By: Paul N. Duke
Paul N. Duke

By: Richard W. Johnson
Richard W. Johnson

15399

IDENTIFICATION REFERENCE

JUN 27 4 19 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, JACK F. KING JR., a Notary Public in and for the County and State aforesaid, personally appeared Paul N. Duke and Richard W. Johnson, 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 of Duke & Johnson Partnership, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners.

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

Jack F. King Jr.
Notary Public

My Commission Expires: April 27, 1988

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant

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

Jack F. King Jr.
Notary Public

My Commission Expires: April 27, 1988

A certain tract of land known as Lot 49 on the plan of Treemont, as of record in Book 6250, page 895, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

The above described property is subject to the following:

1. 1986 property taxes, which have been prorated and are to be paid by Grantee.

2. Restrictive covenants of record in Book 6833, page 594, Register's Office for Davidson County, Tennessee.

3. Additional restrictive covenants of record in Book 6833, page 601, Register's Office for Davidson County, Tennessee.

4. All matters appearing on the plat of Treemont, as of record in Book 6250, page 895, Register's Office for Davidson County, Tennessee.

5. Charter and By-Laws of Treemont Homeowners' Association, of record in Book 6833, page 617, Register's Office for Davidson County, Tennessee.

6. A five foot easement for a bridle path as reserved in deed of record in Book 1066, page 274, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Duke & Johnson Partnership by deed from Treemont Development Corporation of record in Book 6843, page 417, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6902 PAGE 87

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
			150000.00-	CAMT.
			403.00	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	412.50-
1255406/27/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15399

IDENTIFICATION REFERENCE

JUN 27 4 10 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 264709