BOOK 6912 PAGE 712

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
James Lee and wife, **Carolyn B. Lee** 725 Wildview Drive Nashville, Tennessee 37211	Eagle Mortgage & Investment Co. P.O. Box 13013 Lexington, Kentucky 40512	119-16-26 O6DA-33743

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain Deed of Trust of record in Book 6413, Page 5, Register's Office for Davidson County, Tennessee, to secure to Tennessee Housing Development Agency, the original principal amount of $38,613.00, payable as therein specified, we, **Donald J. Duke and wife, Sandra F. Duke**, have bargained and sold, and by these presents do transfer and convey unto the said **James Lee and wife, Carolyn B. Lee**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 126 on the Plan of Section Two, Battlewood, as of record in Book 1835, Pages 95 and 96, Register's Office for said County.

SAID Lot No. 126 fronts 169.73 feet on the westerly side of Wildview Drive, as measured along a curve and runs back 202.65 feet on the northerly line and 263.41 feet on the southerly line, to a dead line, measuring 114.7 feet thereon.

BEING the same property conveyed to Donald J. Duke and wife, Sandra F. Duke by deed from Sonya J. Haynes, Trustee with full power of record in Book 6413, Page 2, said Register's Office for Davidson County, Tennessee.

IDENTIFICATION
29 AM '86
JUL 10
FELIX E. ALEXANDER
DAVIDSON CO. TN

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **725 Wildview Drive, Nashville, Tennessee 37211.**

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.

Whenever 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 hands this 9 day of July, 1986.

Donald J. Duke
Donald J. Duke

Sandra F. Duke
and wife, Sandra F. Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald J. Duke and wife, Sandra F. 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 9th day of July, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-12-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 43,679.29

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 9 DAY OF July, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-18-85

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

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

4391?.10- CAPT.
120.?? COTAX
.5? ???
6.00 MOR ?
?TOCK 120.42-
5284A07/10/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 8 3 7.

IDENTIFICATION REFERENCE

JUL 10 9 29 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 268696