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

Fee $4

BOOK 6924 PAGE 801

Address New Owner(s):
George A. Volkert, et. ux.
109 Adams Park
Nashville, TN 37205

Send Tax Bills to:
George A. Volkert
109 Adams Park
Nashville, TN 37205

Map/Parcel No:
146-5-21

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, DUKES & DUKES DEVELOPMENT CORPORATION (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to GEORGE A. VOLKERT and wife, VALERIE VOLKERT (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 17 day of July, 1986.

DUKES & DUKES DEVELOPMENT CORPORATION

By: _____ Secretary
(Title)

23232.

IDENTIFICATION REFERENCE

JUL 22 11 57 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, ALAN T. FJSTER, a Notary Public in and for the County and State aforesaid, personally appeared Hunter Mc Donald, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary of Dukes & Dukes Development Corporation, the within named bargainor, a corporation, and that he as such Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary.

Witness my hand and official seal, at office in Nashville, Tennessee, this 17 day of July, 1986.

Alan T. Fister
Notary Public

My Commission Expires: 3-8-89

ALAN T. FISTER NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Hunter A. McDonald
Affiant

Subscribed and sworn to before me,
this 17 day of July, 1986.

Alan T. Fister
Notary Public

My Commission Expires: 3-8-89

ALAN T. FISTER NOTARY PUBLIC

Exhibit A

A certain tract of land known as Lot 37 on the Plan of Treemont, as of record in Book 6250, page 895, Register's Office for Davidson County, Tennessee and described more fully as follows:

Being a part of the same property conveyed to Treemont Development Corporation by deed from Lynn Anderson Stream, of record in Book 6833, page 586, the said Treemont Development Corporation having since changed its name to Dukes & Dukes Development Corporation by instrument filed with the Secretary of State of Tennessee and recorded in Book 6851, page 423, Register's Office for Davidson County, Tennessee.

A public utilities, drainage and access easement passes across the easterly portion of the above-described Lot. The location of said easement is more fully described on the plan of Treemont, of record as aforesaid.

The above described property is subject to the following:

1. 1986 property taxes, a lien but not yet due and payable.

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. An easement agreement of record in Book 6833, page 633, Register's Office for Davidson County, Tennessee.

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

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

7. Charter and By-laws of Tyne Ridge Court Private Road Association, of record in Book 6833, page 650, Register's Office for Davidson County, Tennessee.

This is unimproved property known generally as _____ Tyne Ridge Court, Nashville, Tennessee.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6924 PAGE 804

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			120000.00- CAMT	
			336.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	345.50-
0450A07/22/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

273761 IDENTIF. REFERENCE

JUL 22 11 57 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 273761