WARRANTY DEED

FROM: JANIE K. LEEKE

THIS INSTRUMENT PREPARED BY: CASEY E. MORELAND
ATTORNEY-AT-LAW
211 PRINTERS ALLEY BUILDING
NASHVILLE, TENNESSEE 37201

TO: DONALD B. DUKES and wife,
JANET C. DUKES

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Donald B. Dukes, Executor	SAME	41-8-18
4028 Yoest Drive Nashville, Tennessee 37207		

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eighty-one Thousand ($81,000.00) Dollars.

s/ Donald B. Dukes
Affiant

SUBSCRIBED AND SWORN TO before me, this the 21st day of August, 1984.

s/ [illegible]
Notary Public

My Commission Expires: 3-8-89

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) and other good and valuable consideration, Janie K. Leeke, an unmarried person, Grantor, have bargained and sold, and by these presents do transfer and convey unto the said Donald B. Dukes and wife, Janet C. Dukes, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being lot No. 40 of Dalemere Subdivision, as of record in Book 3300, page 6, Register's Office for said County, described as follows:

Beginning at a concrete monument in the southwest corner, of Yoest Drive where it dead ends at the property of Radio Station WLAC; thence north 87 degrees 17 minutes 33 seconds west 206.21 feet to an iron pin; thence north 24 degrees 54 munutes 30 seconds east 257.8 feet to a concrete monument; thence south 67 degrees 13 minutes 30 seconds east 184.20 feet to an iron pin in the westerly margin of Yoest Drive; thence along said westerly margin of Yoest Drive, south 22 degrees 46 minutes 30 seconds west 186.8 feet to the point of beginning.

08/22 202.00 CHECK

Being the same property conveyed to Floyd F. Leeke and wife, Janie K. Leeke by deed from Thomas W. Batey, Trustee, as of record in Book 3402, page 211, Register's Office for said County. Also being the same property conveyed to Janie K. Leeke by deed from Floyd F. Leeke, as of record in Book 5901, page 394, Register's Office for said County.

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, successors, and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except for easements, restrictions, etc., which are of record. Taxes for the current year are to be prorated and back taxes paid by the Grantor.

And Grantor does further covenant and bind Grantor, her heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever, except as stated above.

Witness my hand this 21st day of August, 1986.

Janie K. Leeke
JANIE K. LEEKE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named JANIE K. LEEKE the bargainor, with whom I am personally acquainted, and who acknowledged that the executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of August, 1986.

Casey Moore
NOTARY PUBLIC

My Commission Expires:
3-8-89

34809

IDENTIFICATION
AUG 25 10 33 AM '86
FILED & RECORDED
DAVIDSON COUNTY TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6958 PAGE 34

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

81000.00- CAMT.
226.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 233.30-
37 16A08/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34809

IDENTIFICATION

Aug 25 10 33 AM '86

No. 286712