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

BOOK 6961 PAGE 555

Address New Owner(s):	Send Tax Bills to:	Map/Parcel No:
Lynn Anderson Stream	Same	146-9-14
850 Overton 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, GLENN G. DUKES and BUDDY R. DUKES (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to LYNN ANDERSON STREAM (the "Grantee"), her 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 Grantee and her heirs, successors and assigns, forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. Grantors further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantee, her 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 26 day of August, 1986.

GLENN G. DUKES

BUDDY R. DUKES

STATE OF TENNESSEE
DAVIDSON COUNTY
IDENTIFICATION REFERENCE
36067
AUG 27 3 44 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Anita L. Davis, a Notary Public in and for the County and State aforesaid, personally appeared Glenn G. Dukes, 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 he executed the within instrument for the purposes therein contained.

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

Anita L. Davis
Notary Public

My Commission Expires:

3-11-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Anita L. Davis, a Notary Public in and for the County and State aforesaid, personally appeared Buddy R. Dukes, 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 he executed the within instrument for the purposes therein contained.

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

Anita L. Davis
Notary Public

My Commission Expires:

3-11-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Buddy R. Dukes
Affiant

Subscribed and sworn to before me,
this 21st day of August, 1986.

Anita L. Davis
Notary Public

My Commission Expires: 3-11-90

Exhibit A

A certain tract of land known as Lot 30 on the plan of Treemont, as of record in Book 6250, page 895, Register's Office for Davidson County, Tennessee and described more fully therein.

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.

Being a part of the same property conveyed to Glenn G. Dukes and Buddy R. Dukes as equal tenants-in-common by deed of record in Book 6847, page 879, Register's Office for Davidson County, Tennessee.

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

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

120000.00- CAMT.
336.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 345.50-
5161A08/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36067

IDENTIFICATION REFERENCE

AUG 27 3 44 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 288129