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Bar 36

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

1,609,983 Tax 7

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~1,600,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 19 86

Notary Public

MY COMMISSION EXPIRES: 4/16/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney, P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dukes & Dukes Devel. Corp. (NAME)	New Owner (NAME)	Map 159 Par 5
329 Union St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	FH-1690
Nashville, TN 37201 (CITY) (STATE) (P. O. ZIP)	No mortgagee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Harry B. Elliott and wife, Ruth B. Elliott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dukes & Dukes Development Corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the center of Granny White Pike at the corner of E. W. Farley's place and running thence with the Pike South 2 degrees West 601 ft. to the northeast corner of 6 1/4 acre tract conveyed by J. A. Cotten and wife, to E. N. Cotten and wife by deed of record in Book 290, page 245, of the Register's Office for Davidson County, Tennessee; thence with line of said 6 1/4 acre tract west 536 ft. to corner of said tract; thence South 512 ft. to line between Lots 3 and 4 of the Allen Cotten place; thence South 88 degrees West 2616 ft. to stake with locust pointer; thence North 2 degrees East 346 ft. to a stake; thence North 81 degrees East 82 1/2 ft. to an ash; thence North 67 degrees East 396 ft. to a stake; thence North 2 degrees East 478 ft. to an oak corner of Lots 1 and 3; thence North 88 degrees East 888 ft. to a stake and elm pointer Farley's corner; thence North 85 degrees East 1858 ft. to the point of beginning and containing sixty (60) acres, more or less.

Being the same property conveyed to I. F. Elliott and wife, Annie F. Elliott by deed from E. W. Farley and wife, Martha Farley of record in Book 932, page 384, said Register's Office.

Annie F. Elliott has since died, I. F. Elliott has subsequently died and devised said property to Harry B. Elliott by will of record in Will Book 152, page 322, Probate Court for said County.

This is unimproved ( ) improved ( ) property, known as _____ (House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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. Wherever 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 23rd day of December, 19 86

Harry B. Elliott

Harry B. Elliott

Ruth B. Elliott

Ruth B. Elliott

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harry B. Elliott and Ruth B. Elliott

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 23rd day of December 19 86

Commission expires 1/10/89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such, _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

IDENTIFICATION REFERENCE

79154

DEC 23 3 05 PM '86
FELIX Z WILKINS REGISTER
DAVIDSON COUNTY, TN

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
	CO	1.609.	483.00	
			4503.50 STAX	
			.50 PRFE	
			6.00 MRTG	
			CHECK 4514.50-1	
			07453 12/23/88 BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6154.

IDENTIFICATION REFERENCE

Dec 23 3 05 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26450