BOOK 7094 PAGE 180 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000.00

Frank H. Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December 1986.

Joyce B. Hitchcock
Notary Public

MY COMMISSION EXPIRES: My Commission Expires Jan. 15, 1987
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Raymond D. Duke Sr. (NAME) 925 Malquin Drive (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond & Sonja Duke (NAME)	No Mortgage (NAME)	61-3
925 Malquin Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	139
Nash. Tenn. 37216 (CITY) (STATE) (P.O. ZIP)	(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, Frank H. Duke and wife, L. Pearl Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond Denis Duke Sr. and wife, Sonja Dale Duke

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, being Lot No. 2 Block "K", on the Map of Broadmoor Section No. 2, os record in Book 547, page 174, Register's Office for Davidson County, Tennessee

Said Lot fronts 50 feet on the north side of Malquin Drive, and runs back between parallel lines, 155 feet to a dead line.

Being the same property conveyed to Gene A. Gardner and wife, Betty D. Gardner by deed from Frank D. Howell and wife, Mary Jo Howell of record in Book 3645, page 130, Register's Office for Davidson County, Tennessee.

This conveyance is made expressly subject to any and all liens, encumbrances, easements, and tax obligations now of public record.

Being also the same property conveyed to the grantors herein, Frank H. Duke and wife, L. Pearl Duke by Deed from Gene A. Gardner and wife, Betty D. Gardner of record in Book 3996, Page 745 Register's Office of Davidson County, Tennessee.

This is unimproved ( ) improved (✓) property, known as 925 Malquin Drive Nashville, Tennessee
(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 13th day of ~~October~~ December, 19 86

Frank H. Duke

L. Pearl Duke

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Joyce S. Hitchcock, a Notary Public in and for said County and State, the within named Frank H. Duke and wife, L. Pearl Duke

the bargainors, 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 13th day of December, 1986.

Joyce S. Hitchcock, Notary Public

Commission Expires My Commission Expires Jan. 18, 1987

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Frank H. Duke and wife
L. Pearl Duke

TO
Raymond Denis Duke Sr.
and wife
Sonja Dale Duke

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

79668

IDENTIFICATION REFERENCE

JAN 5 8 59 AM '87
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 7094 PAGE 182

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

120[illegible].0- CANT
3[illegible].60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 40.10-
4650/01/05/87 BAL .3[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79668

IDENTIFICATION REFERENCE

JAN 5 8 59 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 30307