BOOK 7153 PAGE 38 FOR BOX 10

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 57,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 19 87

Notary Public

MY COMMISSION EXPIRES 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
Jerry W. Duke et ux (NAME)	Atlantic Coast Mortgage Co. (NAME)	02DA45204
415 Forrester Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive Ste. 100/210 (STREET ADDRESS)	120-14-0-008.00
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22030 (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, Stephen B. Johnson and wife, Cherlyn A. Johnson a tenancy by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry W. Duke and wife, Deborah M. 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. 196 on the Map of Airport Estates, as of record in Book 1130, page 83, Register's Office for said County, described as follows:

Beginning on the westerly margin of Forrester Drive at the corner of lots Nos. 195 and 196: thence with the line between said two lots, westwardly 184 feet; thence south 3 deg. 30' west 101.6 feet to the northerly margin of Currey Road; thence with same, eastwardly 173 feet to the beginning of a curve; thence around said curve with a radius of 23 feet northeastwardly 38.04 feet to the westerly margin of Forrester Drive; thence with same, northwardly 101 feet to the beginning.

Being the same property conveyed to Stephen B. Johnson and wife, Cherlyn A. Johnson, a tenancy by the entirety, by deed from Alan L. Saturn of record in Book 5440, page 417, Register's Office for Davidson County, Tennessee

9 9 0 8 5

IDENTIFICATION REFERENCE

MAR 2 4 10 PM '87

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN

CHECK

This is unimproved ( ) improved (X) property, known as 415 Forrester Drive, Nashville, Tn 37217
(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 unto 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 my hand this 27th day of February, 19 87

Stephen B. Johnson

Cherlyn A. Johnson

03/02/87 466.94

5442

BOOK 7153 PAGE 39

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

Personally appeared before me, ~~the undersigned~~ _____, a Notary Public of said county, Stephen B. Johnson and wife, Cherlyn A. Johnson, A tenancy by the entirety

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 ~~they~~ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 27th day of February, 19 87.

_____
NOTARY PUBLIC

My commission expires:

7-14-87

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of 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 President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____ this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM
Stephen B. Johnson et ux Cherlyn A. Johnson, a tenancy by the entirety

TO
Jerry W. Duke et ux Deborah M. Duke

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

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

RECEIVED OF _____

FOR _____

BOOK 7153 PAGE 40

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

9730 .00 CANT
180.44 CSTAX
.50 PRFEE
6.00 MISC
CHECK 186.94
6412803/12/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 0 8.5

IDENTIFICATION REFERENCE

12 4 10 PM '87

No. 51685