NAME AND ADDRESS OF NEW OWNER:

JOHN R. DUKE, JR.
6045 CARGILE RD.
NASHVILLE, TN 37205

SEND TAX NOTICE TO:

FIRST FEDERAL SAVINGS BANK
101 W. LINCOLN ST.
TULLAHOMA, TN 37388

This Instrument Prepared By:
PETER V. HALL, P.C.
Attorney at Law
8 Jefferson Square
805 S. Church Street
Murfreesboro, TN 37130

Map 115-16
Par. 62.00

WARRANTY DEED BOOK 7156 PAGE 935

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, I, the undersigned, PATRICIA ANN WARD have bargained and sold and do hereby transfer and convey unto JOHN R. DUKE, JR. and wife, SHEILA D. DUKE, their heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, State of Tennessee, and being described as follows, to-wit:

BEING Lot No. 76 on the Plan of Harding Park, as of record in Book 2331, page 120, Register's Office of Davidson County, Tennessee.

SAID Lot No. 76 fronts 110 feet on the southwesterly side of Cargile Road, and runs back 382.2 feet on the northwesterly line and 339.1 feet on the southeasterly line, to a dead line, which is a broken line, measuring 255 feet.

BEING the same property conveyed to C.T. Porterfield, Jr. and wife, Lucy Cook Porterfield by deed of record in Book 4454, page 482 of the Register's Office of Davidson County, Tennessee. Said Lucy Cook Porterfield having died intestate on March 12, 1984 and leaving C.T. Porterfield, Jr. as surviving tenant by the entirety. The said C.T. Porterfield, Jr. having died testate in September, 1986 with his daughter, Patricia Ann Ward, his only heir at law, receiving the property under the terms of his Last Will and Testament.

THIS conveyance is subject to a sanitary sewer and/or storm drainage easement of record in Book 5677, page 221 and to the minimum building setback line, public utility easement and all other matters as shown on the Plan of Harding Park of record in Book 2331, page 120, all of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said grantees, their heirs and assigns, forever.

I covenant with the said grantees that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same and that it is unencumbered except as hereinabove set forth, and except by lien of the 1987 property taxes, which taxes are being prorated between the parties.

I further covenant and bind myself, my heirs and representatives, forever to warrant and defend the title to said real estate unto the said grantees, their assigns and representatives, against the lawful claims of all persons, whomsoever.

I, Henry Matthew Ward, husband of Patricia Ann Ward, join in this Deed for the purpose of conveying to Grantees any and all right, title and interest which I may have in and to said property.

BOOK 7156 PAGE 936

Possession of the within described property shall be given with deed.

WITNESS OUR HANDS on this the 26 day of February, 1987.

Patricia Ann Ward
PATRICIA ANN WARD

Henry Matthew Ward
HENRY MATTHEW WARD

STATE OF TENNESSEE)
:SS
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named PATRICIA ANN WARD, and husband, HENRY MATTHEW WARD, the bargainors, with whom I am personally acquainted, or who proved their identity by satisfactory evidence, and who acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS my hand and official seal at office in Murfreesboro, Tennessee, this 26 day of February, 1987.

Peter H. Hall
NOTARY PUBLIC

My Commission Expires: 6-19-87

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $107,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 26 day of February, 1987.

Peter H. Hall
NOTARY PUBLIC

My Commission Expires: 6-19-87

IDENTIFICATION REFERENCE
MAR 4 3 26 PM
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0.0 2.7.9.

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

RECEIVED OF _____

FOR _____

BOOK 7156 PAGE 937

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

107538.00- CAMT
301.50 SRTAX
.50 PRFEE
6.00 MISC
CHECK 307.50-
7791:03/24/87 BAL .0.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0: 0 2: 7: 9.

IDENTIFICATION REFERENCE

MAR 4 3 26 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.53008