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

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Address New Owner:
Florene M. Jones
851 Dawes Ave
Nashville, TN
37204

Send Tax Bills to:
-same-

Map: 081-16-0
Parcel: 221.00
Mortgagee:
First Tennessee Bank
National Association

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, DUKES, DUKES & LEDFORD, a partnership composed of Glenn G. Dukes, Buddy R. Dukes and Thomas E. Ledford, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to FLORENE M. JONES (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 hereby incorporated herein by reference in its entirety.

This is improved property known as 912-914 Scovel Street, Nashville, Tennessee.

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 Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its 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, Grantor has executed this instrument on this 7th day of April, 1987.

DUKES, DUKES & LEDFORD,
a partnership

By: _____
Glenn G. Dukes

By: _____
Buddy R. Dukes

By: _____
Thomas E. Ledford

12971

TRANSFER REFERENCE

APR 8 3 37 PM '87

REGISTER
COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Glenn G. Dukes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of DUKES, DUKES & LEDFORD, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 7th day of April, 1987.

Notary Public

My Commission Expires: 3-11-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Buddy R. Dukes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of DUKES, DUKES & LEDFORD, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 7th day of April, 1987.

Notary Public

My Commission Expires: 3-11-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas E. Ledford with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of DUKES, DUKES & LEDFORD, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 7th day of April, 1987.

Notary Public

My Commission Expires: 3-11-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $51,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of April, 1987.

Notary Public

My Commission Expires: July 27, 1988

Exhibit A

Being Lot 57 on the plan of Town of McGavock of record in Book 21, page 23, Register's Office for Davidson County, Tennessee. Said lot fronts 50 feet on the northerly margin of Scovel Street and extends back 150 feet plus or minus on the easterly and westerly lines to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to the Grantor by deed of record in Book 5884, page 7.

The above-described property is subject to the following:

1. 1987 property taxes, a lien but not yet due and payable, which have been prorated and are assumed by the Grantee.

2. A deed of trust of record in Book 5476, page 883, Register's Office for Davidson County, Tennessee.

3. All the matters set forth on the plan of Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, 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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12571

IDENTIFICATION

APR 8 3 37 PM '87

FILED AND RECORDED
DAVIDSON CO. TENN.

No. 67192