THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

Mail

WARRANTY DEED BOOK 7207 PAGE 546

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Steve L. Sloan 720 Falcon Dr. Madison Tn. 37115	SAME AS NEW OWNER	Map 34-9 Parcels 83 & 84 10D-41135 10D-411451

MORTGAGEE: NONE

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, WILSON DUKE and wife, KATHERINE DUKE, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said STEVE L. SLOAN, hereinafter referred to as the "GRANTEE", his heirs and assigns , a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots Nos. 17, 18 and 19 and the West 10 feet of Lot No. 20 of Block A on the Map of Edenwold City, as fo record in Book 421, page 123, Register's Office for said county.

Said Lots and said part of said lot adjoin and front together 85 feet on the southerly side of Parmer Avenue and run back between parallel lines 110 feet to an alley.

Being the same property conveyed to Wilson Duke and wife, Katherine Duke, by deed from John W. Malone and wife, Bertha Malone, of record in Book 2493, page 541, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And, We, the Grantors do covenant with the said Grantee, that we are lawfully seized and possessed of said land in fee simple, have a good right convey it and warranty that the same is unencumbered, except (1) 1987 State & County taxes, a lien, prorated between the parties, and assumed in full by the Grantee, and (2) Easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 5202, page 158, said Register's Office.

And the, Grantors do further covenant and bind ourselves, our heirs and representatives to warranty and forever defend the title to the land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 16th day of April, 1987.

Wilson Duke
WILSON DUKE

Katherine Duke
KATHERINE DUKE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILSON DUKE and wife, KATHERINE DUKE with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this the 16th day of April, 1987.

Diane M. Cathy
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Steve J. Soom
Affiant

Sworn to and subscribed before me, this the 16th day of April, 1987.

Diane M. Cathy
NOTARY PUBLIC

My Commission Expires: 1-19-88

16329.

IDENTIFICATION REFERENCE

APR 20 3 10 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7207 PAGE 548

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

[illegible] CAMT.
34.00 CSTAX
.50 PRFE
2.00 WDF
CHK 36.50
C17EX04/20/97 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16329

IDENTIFI REFERENCE

Apr 20 8 10 AM '97

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 70966