STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is ~~$255,000.00~~ $266,750.00 B/D

Betty Groom Dukes
Affiant

Subscribed and sworn to before me, this 16th day of ~~March~~ April, 1987.

Notary Public

My Commission expires: July 10, 1990

63773

Mortgagee: ~~None~~ Fidelity Federal
Savings & Loan Assn. of Tennessee
401 Union Street
Nashville, Tennessee 37219

| Address new owners as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Betty Groom Dukes<br>206 Concord Park West<br>Nashville, TN 37205 | ~~SAME~~ Fidelity Federal<br>401 Union Street<br>Nashville, Tennessee 37219 | 116-8C #206<br>7DA-74676 |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, LEONARD E. PRIMM AND CAROLYN B. PRIMM, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BETTY GROOM DUKES, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 206 on the Plat of Sugartree, Phase 4, of record in Plat Book 4955, page 84, Register's Office for said County.

Said Lot No. 206 fronts 67.0 feet on the northwesterly side of Concord Park West and runs back 101.28 feet on the southwesterly line, and 101.28 feet on the northeasterly line to a line in the rear which measures 67.0 feet thereon.

Being the same property conveyed to Leonard E. Primm and wife Carolyn B. Primm by deed from Merrill Lynch Relocation Management, Inc., a California corporation of record in Book 5951, page 322, said Register's Office. The said parties having since divorced.

The said Teresa D. Thompson, wife of Leonard E. Primm, joins in the execution of this deed for the purpose of conveying any interest she may have in the property by reason of her marital status.

IDENTIFICATION REFERENCE
APR 20 3 13 PM '87
FELIX E. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

This property is unencumbered except for the following:

1. 1987 taxes, which have been prorated and assumed by Grantee.

2. The premises herein insured is a building site restricted by all the requirements, conditions, easements, assessments, liens, uses, building restrictions, limitations, repurchase and lease options, burdens, and other undertakings, including rights and interest of other site owners and condominium owners and also including the requirement that all owners of building sites and condominiums units be members of Sugartree Homeowners Association, Inc., and subject to assessment for the payment of cost incident to the maintenance of the common areas and administration of the Association, and provided for a lien securing the payment thereof, contained in an instrument executed by Sugartree Properties, Inc. recorded October 2, 1974, and recorded in Book 4856, page 157, amended in Book 4911, page 356, and further amended by second amendment of record in Book 4996, page 126, and further amended by third amendment of record in Book 5087, page 220, reference to said instruments is here made, all as made applicable to Sugartree Phase #4, by instrument of record in Book 5152, page 401, said Register's Office, specific reference to all of which is here made for all of the aforesaid provisions contained therein.

3. Easement for sanitary and/or storm drainage to Metro in Book 3964, page 855, said Register's Office.

4. The Plan of Record in Book 4955, page 84, said Register's Office shows the following note: No portion of any building that is used as living quarters shall be constructed having its finished floor elevation less than four feet above the maximum flood of record or calculated; basements not used for living purposes; carports or garages may be constructed having the finished floor elevation at or above the maximum floor of record or calculated; the first principal floor elevation of all other buildings shall be established at or above the elevation of the maximum flood of record or calculated.

5. The recorded plan also shows a 30 foot minimum building setback line from the northwesterly lot line, a 22 foot minimum building setback line from the southeasterly lot line, a 20 foot sewer easement across the southeasterly part of the lot and a 10 foot minimum building setback line from the southwesterly lot line.

This is improved property, known as: 206 Concord Park West
(House Number) (Street)

(P. O. Box) Nashville, Tennessee (City or Town) 37205 (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 Grantee, her heirs and assigns, forever; and we do covenant with the said Grantee 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 Grantee, her 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 10th day of March, 1987.

Leonard E. Primm
Lenoard E. Primm

Carolyn B. Primm
Carolyn B. Primm

Teresa D. Thompson
Teresa D. Thompson

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 Leonard E. Primm, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of April, 1987.

Notary Public

My Commission Expires: _____

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 Carolyn B. Primm, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of April, 1987.

Notary Public

My Commission Expires: _____

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 Teresa D. Thompson, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of April, 1987.

Notary Public

My Commission Expires: _____

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

RECEIVED OF _____

FOR _____

BOOK 7208 PAGE 861

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

26750.00 C- CAMT.
746.75 CSTAX
.50 PRFEE
9.00 WDCTD
CHECK 756.25-
0831A04/20/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16904

IDENTIFICATION REFERENCE

APR 20 3 14 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 71617