BOOK 7227 PAGE 328

21

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 19 87.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie I. Duke (NAME)	Same (NAME)	130-11-0
909 Lynnwood Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	031.00
Nashville, TN. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	BM 01895

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, James R. Kellam, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leslie I. Duke and Odessa S. 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:

BEING Lots Nos. 10 and 11, on the Revised Plan of New Golf Club Subdivision as of record in Book 421, page 185, Register's Office for Davidson County, Tennessee.

Said Lots adjoins and front together 176 feet 8 inches on the northerly side of Forsythe Place and run back between parallel lines 188 feet on the west line of Lot No. 11 and 248 feet on the east line of Lot No. 10, along the west line of Lynnwood Boulevard, to the south line of Lot No. 13 on which they measure 1666 feet 8 inches.

Being the same property conveyed to James R. Kellam, III by deed from James A. Stein and wife Margaret Teas Stein of record in Book 4273, Page 345, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 653, page 112 said Register's Office.

This conveyance is subject to any and all existing easements of record.

2.2 8 8 5

IDENTIFICATION REFERENCE

MAY 6 10 57 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

05/04/87 CHECK

This is unimproved ( ) improved (XX) property, known as 909 Lynnwood Blvd., Nashville, TN 37205
(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 to 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 his hand this ~~20th~~ day of April, 19 87

James R. Kellam, III

Gwynn H. Kellam

STATE OF TENNESSEE
~~Davidson~~ Williamson County

BOOK 7227 PAGE 329

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Kellam, III

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of April 19 87

Commission expires 10/89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he / they) as such and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such , and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of , 19

My commission expires

Notary Public

WARRANTY DEED

FROM
James R. Kellum, III

TO
Leslie I. Duke and wife, Odessa S. Duke

MONTGOMERY, CRANFORD, KESTNER & HARDEMAN
216 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TENNESSEE 37027

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

RECEIVED OF _____

FOR _____

BOOK 7227 PAGE 330

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

145000.00- CAMT.
406.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 412.50-
3729A057U6/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2288'5

IDENTIFICATION REFERENCE

MAY 6 10 57 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 78350