WD87-054

This instrument was prepared by American Health Centers, Inc., Eighth at Virginia Avenue, P. O. Box 10, Parsons, Tennessee 38363

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159-1
25

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS ---- ($125,000.00) ----, cash in hand paid to the Grantor by the Grantee, the receipt of which is hereby acknowledged, A & A PARNTERSHIP, a partnership composed of JAMES W. AYERS and BART E. ASHLEY, as Grantor, has bargained and sold and by these presents does hereby transfer and convey unto DUKES & DUKES, a Tennessee general partnership, as Grantee, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, and described as follows:

> Lying and being situated in Davidson County, Tennessee and being that land conveyed to A & A Partnership by deed from Dukes & Dukes Development Corporation of record in Book 7080, page 714, Register's Office for Davidson County, Tennessee, more particularly described as follows:
>
> Being Lot No. 27 on the Plan of Hound's Run as of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> The hereinabove described land is subject to the Plan of Hound's Run, which appears in Plat Book 6900, page 167-171, Register's Office, Davidson County, Tennessee.
>
> The hereinabove described land is subject to the Declaration of Protective Covenants, Conditions and Restrictions for Hound's Run, of record in Book 7079, page 995, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract and parcel of land, with the appurtenances, estate, title and interest thereto belonging, unto the Grantee, their heirs and assigns, in fee simple forever.

And the Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and that the same is unencumbered.

And the Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to said land unto the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Taxes for the current year of 1987 will be paid by the Grantee.

IN WITNESS WHEREOF, The Grantor has caused this deed to be duly executed, this the 3RD day of AUGUST, 1987.

A & A PARTNERSHIP

JAMES W. AYERS, PARTNER

BART E. ASHLEY, PARTNER

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STATE OF TENNESSEE)
)
COUNTY OF DECATUR)

Personally appeared before me, JAMES M. SMITH, a Notary Public, JAMES W. AYERS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3RD day of AUGUST, 1987.

Notary Public

JAMES M. SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: Jan 1991

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Decatur)

Personally appeared before me, Sherry Vaughn, a Notary Public, BART E. ASHLEY, with whom I am personally acquainted, and who acknowledged that he executed the within

instrument for the purposes therein contained and who further acknowledged that he is a partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of August, 1987.

Sherry Vaughn
Notary Public

SHERRY VAUGHN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires:
1-20-90

(Statement required by TCA 67-4-409(a) (6) (A) as amended:)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The undersigned hereby swears or affirms that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $125,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Buddy Dukes
(affiant)

Sworn to and subscribed to before me, this the 10th day of September, 1987.

Notary Public

TERRI H. SHARP NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires:

5-13-89

Address of Property Owners:
TAX BILLS:
Dukes & Dukes
329 Union Street
Nashville, Tennessee 37201

Mail

FELIX Z. WILSON, Register
DAVIDSON COUNTY, TN

OCT 9 2 09 PM '87

IDENTIFICATION REFERENCE

7.3 2.9 4.

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

125000.00- CONT.
350.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 359.50-
1841A10/09/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 3 2 9 4

IDENTIFICATION REFERENCE

OCT 9 2 09 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 25316