017/023
This instrument prepared by:
Hugh C. Howser, Jr.
Trabue, Sturdivant & DeWitt
27th Floor, L&C Tower
Nashville, TN 37219

Box 38 MJP

BOOK 7494 PAGE 397

Address New Owner(s):
Mr. and Mrs.
Siriyutwatana
5627 Clovermeade Dr.
Brentwood, TN 37027

Send Tax Bills to:
New Owners

Map: 146-09
Parcel: 10

WARRANTY DEED

74.22 03/19 0201 03C-RECK 40 .50

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, DUKES & DUKES, a Tennessee general partnership, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Saravoot Siriyutwatana and wife, Nenita Siriyutwatana (the "Grantees"), their heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 34 on the plan of Treemont Subdivision, of record in Plat Book 6250, page 895, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description of said lot.
>
> Being part of the same property conveyed to Dukes & Dukes, a Tennessee general partnership by Quitclaim Deed of record in Book 6934, page 153, said Register's Office.

This is improved property known as 4981 Tyne Ridge Court, Nashville, Tennessee.

This conveyance is made subject to:

See Attached Exhibit A

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees and their heirs 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 Grantees, their heirs 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 16 day of March, 1988.

DUKES & DUKES, a Tennessee General Partnership

By: _____
Glenn G. Dukes, Partner

By: Buddy R. Dukes
Buddy R. Dukes, Partner

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Jack J. Wells, Jr., of the state and county 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, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 16 day of March, 1988.

Jack J. Wells
Notary Public

JACK J. WELLS, JR. NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

My Commission Expires:

3-11-90

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Jack J. Wells Jr, of the state and county 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, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 16 day of March, 1988.

Jack J. Wells Jr
Notary Public

JACK J. WELLS JR. NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

My Commission Expires:

3-11-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Sworn to and subscribed before me this 16th day of March, 1988.

Joan Patterson
Notary Public

PATTERSON NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11-12-89

EXHIBIT A

1. 1988 property taxes, which have been assumed by the Grantees.

2. Restrictive covenants for Treemont of record in Book 6833, page 594, and 68833, page 601, said Register's Office

3. Charter of Treemont Homeowners Associates of record in Book 6833, page 617, said Register's Office.

4. By-Laws of Treemont Homeowners Associates of record in Book 6833, page 620, said Register's Office.

5. Easement Agreement of record in Book 6833, page 633, said Register's Office.

6. Charter of Tyne Ridge Court Private Road Association of record in Book 6833, page 650, said Register's Office.

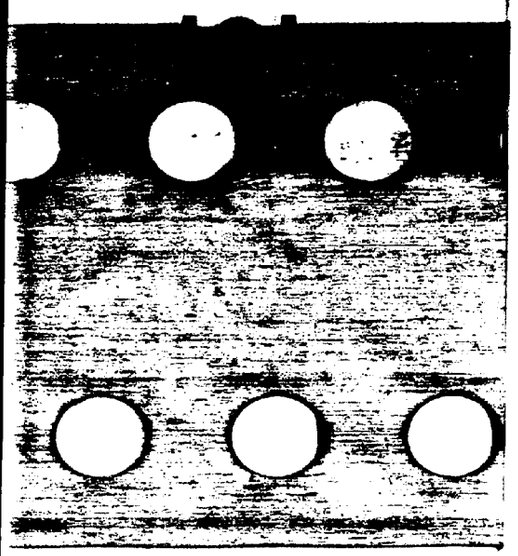
7. By-Laws of Tyne Ridge Court Private Road Association of record in Book 6833, page 653, said Register's Office.

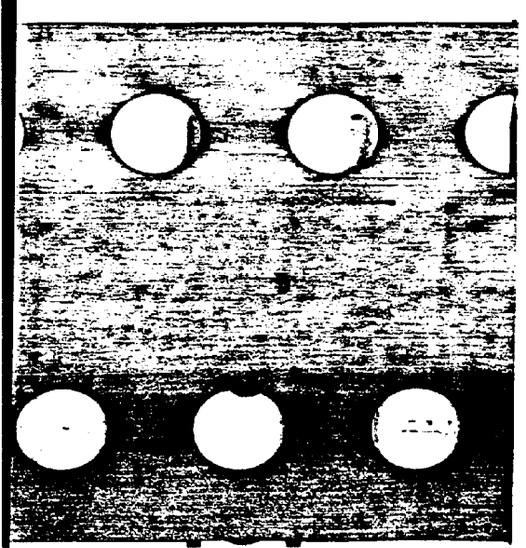
13882

IDENTIFICATION REFERENCE

MAR 18 1 42 PM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7494 PAGE 401

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
				CAMT 140000.00
				CON TX 392.00
				PRFEE 0.50
				WDEED 12.00
				TOTAL 404.50
				CHECK 404.50
03/18/88	01			13:46 0001 7422

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 38 8 2

IDENTIFICATION REFERENCE

MAR 18 1 42 PM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 72021