File 6

This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 7518 PAGE 82

Address New Owner(s):
Dukes & Dukes Development Corporation
329 Union Street
Nashville, Tennessee 37201

Send Tax Bills to:
New Owners

Map: 146-6
Parcel: 62

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES F. HARWELL and wife, JANE R. HARWELL (the "Grantors"), have this day bargained and sold, and do hereby transfer and convey to DUKES & DUKES DEVELOPMENT CORPORATION (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

A certain tract of land known as Lot 22 on the Plan of Treemont as of record in Book 6250, page 895, Register's Office for Davidson County, Tennessee and described more fully as follows:

Beginning at a point in the southerly margin of Maxwell Court being the most easterly corner of Lot 23 on the Plan of Treemont, of record as aforesaid; thence leaving said margin South 56° 35' 12" West 221.89 feet to a point; thence South 36° 48' 52" East 190.41 feet to a concrete monument; thence South 80° 17' 00" East 64.07 feet to a point; thence North 27° 51' 42" East 223.73 feet to a point in the southerly margin of the said Maxwell Court; thence westwardly along said margin, being a curve having a radius of 262.90 feet and a tangent of 165.76 feet, 131.80 feet to the point of beginning. Containing 1.00 acres, more or less.

Being the same property conveyed to James F. Harwell and wife, Jane R. Harwell by Warranty Deed from Dwight Stacey, of record in Book 7385, page 470, Register's Office for Davidson County, Tennessee.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set forth on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors 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, Grantors have executed this instrument on this 11th day of April, 1988.

JAMES F. HARWELL

JANE R. HARWELL

5023 04/15 0101 03CHECK 359.50

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named James F. Harwell and wife, Jane R. Harwell, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of April, 1988.

Jean Patterson
Notary Public

My Commission Expires: 11-12-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of April, 1988.

Jean Patterson
Notary Public

My Commission Expires: 11-12-89

1. Taxes for 1988, which have been prorated and assumed by the Grantee.

2. All matters as shown on the Plan of record in Book 6250, page895, 896 and 897, said Register's Office.

3. Declaration of Restrictive Covenants of record in Book 6833, page 594 and Book 6833, page 601, said Register's Office.

4. Charter of Treemont Homeowner's Association of record in Book 6833, page 617, said Register's Office.

5. By-Laws of Treemont Homeowner's Association of record in Book 6833, page 620, 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.

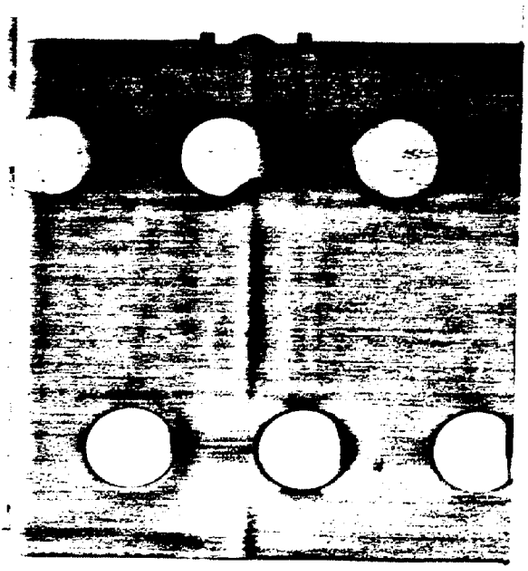
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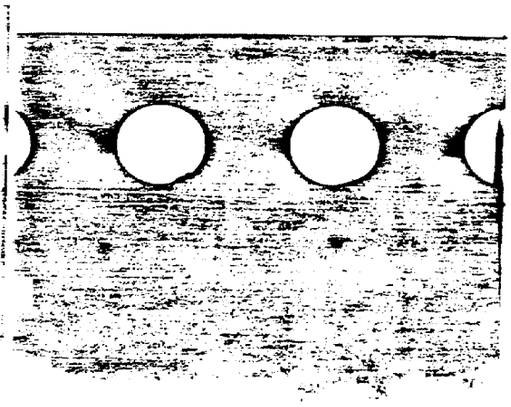
IDENTIFICATION REFERENCE

APR 15 4 06 PM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

EXHIBIT "A"





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
				CAMT 125000.00
				CON TX 350.00
				PRFEE 0.50
				WDEED 9.00
				TOTAL 359.50
				CHECK 359.50
04/15/88	01			16:06 0001 5023

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21841

IDENTIFICATION REFERENCE

APR 15 4 06 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 81160