ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
William Lee Duke	SAME	22W10765; Tract I
(NAME)	(NAME)	105-13-292 Tract I
5126 Overton Road		22W22070; Tract II
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashivlle, TN 37220		105-13-291
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND----------00/100 ($10.00)---------- DOLLARS

Cash in hand paid by the GRANTEE: WILLIAM LEE DUKE and other good and valuable considerations, receipt of which is hereby acknowledged;

9964 05/24 0101 03CHECK 111.70

I, JOSEPHINE KELLEY, an unmarried woman

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM LEE DUKE

the GRANTEES herein, their 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 a portion of Lot No. 85 on the Plan of Waverly Land Company's Property, called Waverly Place, of record in Book 57, page 95, Register's Office for Davidson County, Tennessee and MORE PARTICULARLY DESCRIBED AS TRACTS I AND II ON "EXHIBIT A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS FULLY AS IF COPIED HEREIN VERBATIM".

32961

IDENTIFICATION REFERENCE

May 24 8 58 AM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

unimproved (X) 2116 10th Avenue South

This is improved (X) property, known as 928 Lawrence Avenue (House Number) (Street)

Nashville, TN 37204 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 12th day of May, 19 88.

X Josephine Kelley

JOSEPHINE KELLEY

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7551 PAGE 227

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOSEPHINE KELLEY, an unmarried woman

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 12th day of May, 19 88.

My commission expires 3-8-89 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer or value of property (whichever is greater) is $ 36,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

William Lee Duke

Sworn to and subscribed before me
this 12th day of May, 19 88.

My commission expires 5/8/91 Notary Public

RETURN TO: This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY 213 WARD CIRCLE--MARYLAND FARMS BRENTWOOD, TN 37027
Name Address

WARRANTY DEED
FROM JOSEPHINE KELLEY
TO WILLIAM LEE DUKE

LAW OFFICES
WILLIAM D. CASTLEMAN
213 WARD CIRCLE–MARYLAND FARMS
BRENTWOOD, TN 37027
(615) 373-3838
AND
101 CUMBERLAND AVENUE
MADISON, TN 37115
(615) 865-4750

"EXHIBIT A"

TRACT I:
LAND in Davidson County, Tennessee, BEING part of Lot No. 85 on the Plan of Waverly Land Company's Property, called Waverly Place, of record in Book 57, page 95, Register's Office for said County, as follows:

SAID part of said lot is described according to a survey made by Geo. W. Watkins, Surveyor, September 10, 1951, as follows: BEGINNING at the intersection of the North margin of Lawrence Avenue and the East margin of 10th Avenue, South; thence with the margin of 10th Avenue, South, North 2 deg. 30' East 103.3 feet to a point; thence North 88 deg. 45' East 66 feet to a point; thence North 19 deg. 30' East, 28.2 feet to a point; thence North 5 deg. East 22 feet to a point in the southerly margin of an alley; thence with the southerly margin of said alley, eastwardly 11 feet to a point; thence South 5 deg. West 159.3 feet to a point in the northerly margin of Lawrence Avenue; thence with the north margin of Lawrence Avenue, westerly 79 feet to the point of beginning.

BEING part of the same property conveyed to Josephine Kelley by deed from Alma Bythewood and Elma Bythewood, of record in Book 3403, page 249, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description but excluded from this conveyance is that portion of the above-described property which was conveyed to THE NASHVILLE HOUSING AUTHORITY by deed from Josephine Kelley of record in Book 4110, page 870, Register's Office for Davidson County, Tennessee, described as follows:

BEING part of Lot No. 85 on the Plan of Waverly Land Company's Property called Waverly Place, of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, as follows:

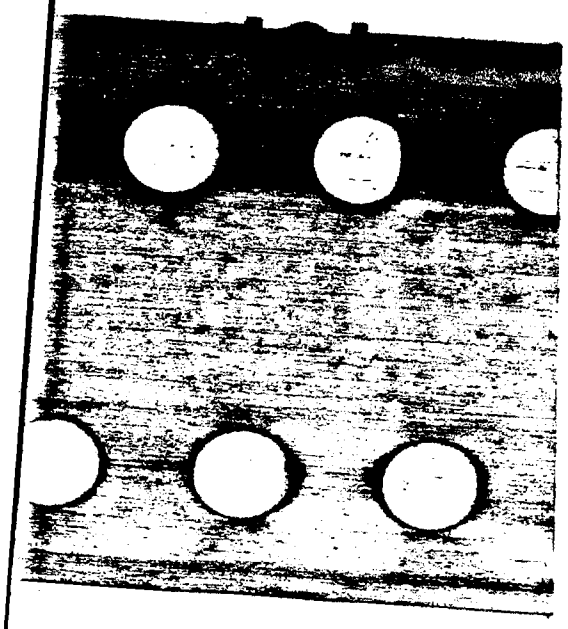
BEGINNING at a point, said point being the northeast intersection of 10th Avenue South, and Lawrence Avenue; thence along the easterly margin of 10th Avenue South in a northerly direction, a distance of 18 feet, more or less, to a point; thence along a curve defined by a radius of 18 feet in a southeasterly direction, a distance of 28 feet, more or less, to a point on the northerly margin of Lawrence Avenue; thence along the northerly margin of Lawrence Avenue in a westerly direction, a distance of 18 feet, more or less, to the point of beginning and containing 70 square feet, more or less.

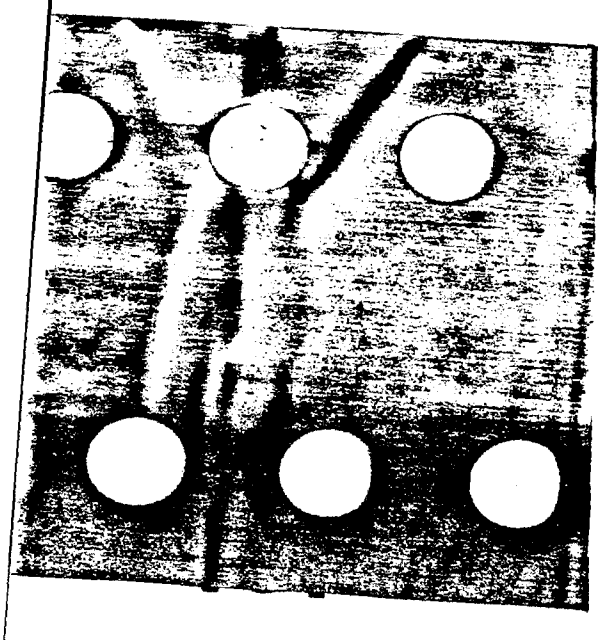
TRACT II:
A certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows, to wit:

BEING the northwesterly part of Lot No. 85 on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, page 95, Register's Office for said County, described according to a survey made by George W. Watkins, Surveyor, September 10, 1951, as follows:

BEGINNING at the southeast corner of 10th Avenue South and the first alley north of Lawrence Avenue; thence with the easterly margin of 10th Avenue, South, South 2 deg. 30' West 53 feet to a point 103.3 feet, more or less, north of the northerly margin of Lawrence Avenue; thence North 88 deg. 45' East, 66 feet; thence North 19 deg. 30' East, 28.2 feet; thence North 5 deg. East 22 feet to the southerly margin of said alley; thence with said alley, westwardly 75 feet to the beginning.

BEING the same property conveyed to Josephine Kelley by deed from The Nashville Housing Authority, of record in Book 4527, page 733, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7551 PAGE 229

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 36500.00
CON TX 102.20
PRFEE 0.50
WDEED 9.00
TOTAL 111.70
CHECK 111.70

05/24/88 01 09:00 0001 9964

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32961

IDENTIFICATION REFERENCE

MAY 24 8 58 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 94133