x 38 mjr

This Instrument Was Prepared By:
Hugh C. Howser, Jr., Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 7623 PAGE 693

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

Send Tax Bills to
New Owners

Map: 146-09
Parcel: 09

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, 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 "Grantee"), their heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Treemont, as of record in Plat Book 6250, pages 895-897, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being part of the same property conveyed to Dukes & Dukes, a Tennessee general partnership composed of Glenn G. Dukes and Buddy Dukes by deed from Treemont Development Corporation of record in Book 6934, page 153, 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 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 in Exhibit A. 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 21st day of July, 1988.

DUKES & DUKES

By: _____
Glenn G. Dukes

By: _____
Buddy R. Dukes

5761 2

IDENTIFICATION

Aug 10 3 34 PM '88

REGISTER
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, 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 Partner of Dukes & Dukes, the within named bargainor, a partnership, and that he as such Partner, being authorized so to to, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 21st day of July, 1988.

Barbara L. Warren
Notary Public

My Commission Expires: 5-13-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, 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 Partner of Dukes & Dukes, the within named bargainor, a partnership, and that he as such Partner, being authorized so to to, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 21st day of July, 1988.

Barbara L. Warren
Notary Public

My Commission Expires: 5-13-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Jean Patterson
Affiant

Subscribed and sworn to before me,
this 21st day of July, 1988.

Barbara L. Warren
Notary Public

My Commission Expires: 5/13/90

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 6833, page 601, said Register's Office.

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

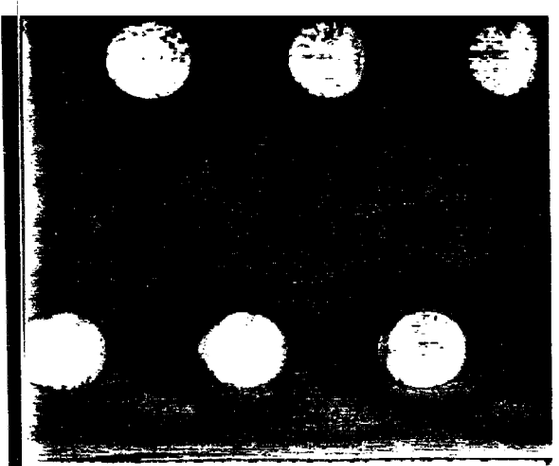
4. By-Laws of Treemont Homeowners Associates of record in Book 6833, page 620, and 6833, page 637, said Register's Office.

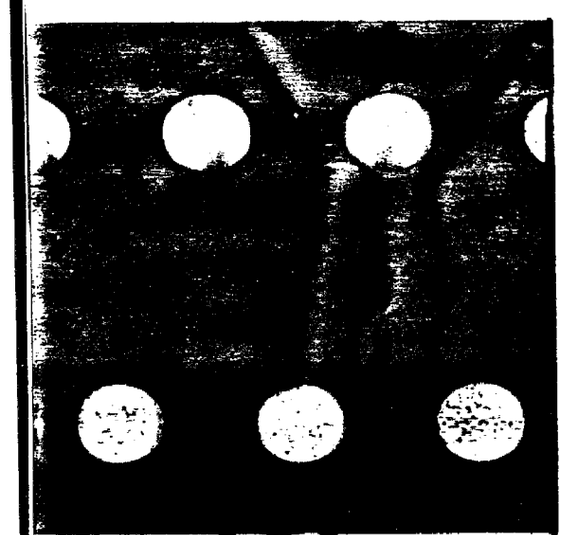
5. Easement Agreement of record in Book 6833, page 633, said Register's Office.

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.

8. All matters appearing on the Plat of record in Plat Book 6250, pages 895-897, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7623 PAGE 696

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 462.00
				PRFEE 0.50
				MTGEE 9.00
				TOTAL 471.50
				CHECK 471.50
08/10/88		01		15:35 0001 5767

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5761.2

IDENTIFICATION REFERENCE

AUG 10 3 34 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 122334