Bk 453

FORM No. WD-1

BOOK 7679 PAGE 596

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,900.00

James E. Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October 19 88

Carolyn C. Deeff
Notary Public

MY COMMISSION EXPIRES: 3/6/87

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
JAMES E. DUKE	SAME	MAP 42-13
(NAME)	(NAME)	
712 Vanoke Drive		PARCEL 30
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOSEPHINE G. HACKETT, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. DUKE and LOUISE WINFREY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

Land in Davidson County, Tennessee, being Lot No. 43 on the plan of Hedgewood Hills, Section 1, of record in Book 2900, page 135, Register's Office for Said County, described as follows: BEGINNING on the northeasterly margin of Vanoke Drive, at the corner of Lots Nos. 42 and 43; thence with the line between said lots, Northeasterly 429.3 feet; thence South 88 deg. 39 min. East 18.1 feet; thence south 1 deg. 21 min. West 181.13 feet; thence South 43 deg. 49 min. East 28.9 feet to the corner of Lots Nos. 43 and 44; thence with the line between said two lots, southwesterly 269.7 feet to the northeasterly margin of Vanoke Drive; thence with the same northwesterly 122 feet to the beginning.

Being the same property conveyed to Guy W. Hackett and wife, Josephine G. Hackett, by deed of record in Book 5211, page 596, Register's Office for Davidson County, Tennessee; the said Guy W. Hackett having since died the property vests in Josephine G. Hackett.

76972

IDENTIFICATION REFERENCE

Oct 18 11 13 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

7889 10/18 0101 03CHECK 336.17

This is unimproved ( ) improved (XX) property, known as 712 Vanoke Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heir 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 covey 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. Wherever 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 my hand this 17th day of October, 19 88

Josephine G. Hackett
JOSEPHINE G. HACKETT

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOSEPHINE G. HACKETT

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 GOODLETTSVILLE, Tennessee, this 17th day of October 1988.

Commission expires 3/8/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

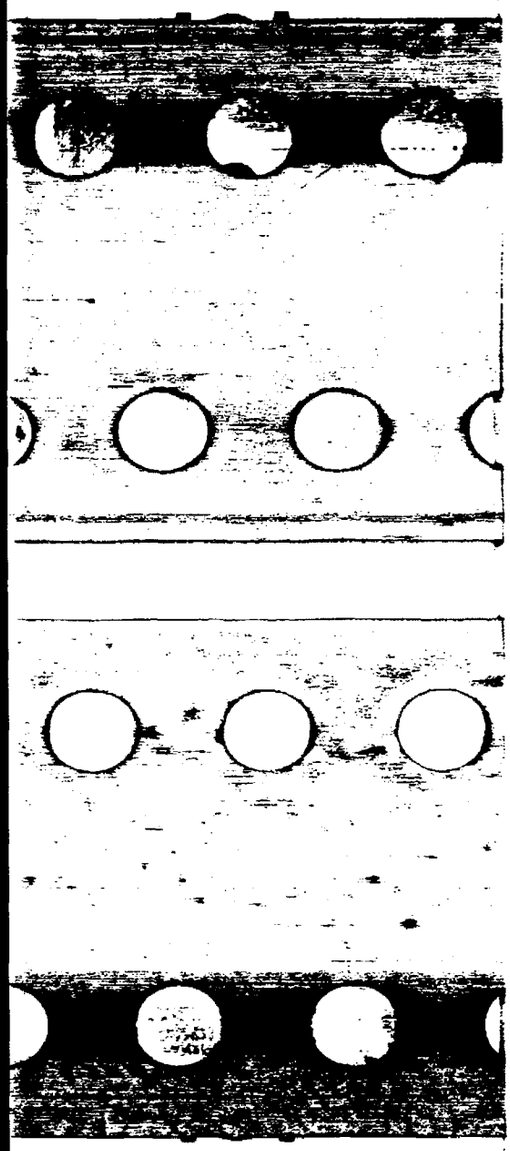
WARRANTY DEED

FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072



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 99900.00
CON TX 329.67
PRFEE 0.50
WDEED 6.00
TOTAL 336.17
CHECK 336.17

10/18/88 01 11:17 0001 7889

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 6 9 7 2

IDENTIFICATION REFERENCE

OCT 18 11 13 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 144666