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FORM NO. WD-1

File Box 9

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Edward Bryan Knuckles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May 19 89.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 7-13-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Edward Bryan Knuckles et ux (NAME) | Atlantic Coast Mortgage Company (NAME) | MAP 9 |
| 7774 Strawberry Hill Road (STREET ADDRESS OR ROUTE NUMBER) | 12700 Fair Lakes Cr., Suite 400 (STREET ADDRESS) | PARCEL 78 |
| Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP) | Fairfax, VA 22033 (CITY) (STATE) (ZIP) | FB# 14D 30995 |

FOR AND IN 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, Terry Duke and wife, Sarah Duke,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward Bryan Knuckles and wife, Frances M. Knuckles,

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:

2.01 acres, more or less, in the 14th Civil District of Davidson County, Tennessee, the description of which is attached hereto and made a part thereof by this reference thereto.

This conveyance is made subject to property taxes for 1989 for which Grantee(s) will be responsible.

35290

TENNESSEE REFERENCE

MAY 23 1 07 PM '89

FEE $ WILLIAMSON COUNTY REGISTER

unimproved ( )
This is improved (XX) property, known as 7774 Strawberry Hill Road, Goodlettsville, Tennessee 37072
(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 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. 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 our hand s this 19th day of May, 19 89

Terry Duke

Sarah Duke

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Terry Duke and wife, Sarah Duke

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of May 19 89

Commission expires 7-13-89

John V. Adams
Notary Public

STATE OF TENNESSEE
Davidson County

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, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

Terry Duke and wife,

Sarah Duke

TO

Edward Bryan Knuckles and wife,

Frances M. Knuckles

Prepared By:

John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

Description attached to deed dated May 19, 1989, from Terry Duke and wife, Sarah Duke to Edward Bryan Knuckles and wife, Frances M. Knuckles.

LAND in the 14th Civil District of Davidson County, Tennessee, being part of that certain 7.03 acres, more or less, tract which was conveyed to Terry Duke and wife, Sarah Duke, by deed from Jane L. Musgrave and husband, Jerry A. Musgrave, recorded in Book 6458 at page 224 in the Register's Office for said County, described according to a survey dated April 7, 1989, made by William M. Keel, State of Tennessee No. 990, Job 1973, as follows:

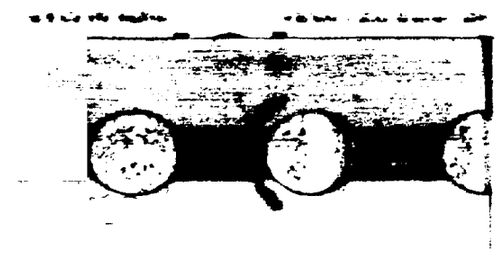
BEGINNING in the center of Strawberry Hill Road at a point located north 81° 00' west 279.0 feet along the center of said Road from (a) the southeast corner of said 7.03 acre tract and (b) the southwest corner of the property conveyed to Benjamin S. Mitchell and wife, recorded in Book 5707 at page 226 in said Register's Office; thence with the center of said Road and continuing with the westerly extension thereof, north 81° 00' west 290.0 feet to the southwest corner of said 7.03 acre tract; thence with the westerly line of said 7.03 acre tract, north 8° 00' east 305.83 feet; thence south 81° 00' 08" east 281.77 feet and south 6° 27' 33" west 306.10 feet to the point of beginning, containing 2.01 acres, more or less.

BEING part of the property conveyed to Terry Duke and wife, Sarah Duke, by deed from Jane L. Musgrave and husband, Jerry A. Musgrave, recorded in Book 6458 at page 224 in said Register's Office.

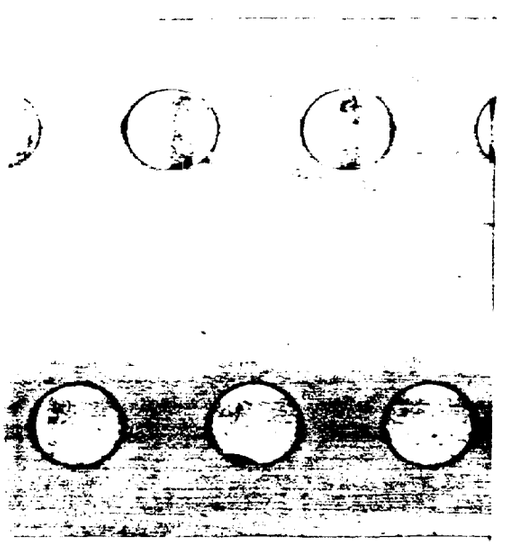
Terry Duke

Sarah Duke

1989 05/23 0102 03CHECK 372.50







**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 110000.00
CON TX 363.00
PRFEE 0.50
WDEED 9.00
TOTAL 372.50
CHECK 372.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/23/89 01 13:06 0001 9000

35290

IDENTIFICATION REFERENCE

MAY 23 1 07 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 212392