INSTRUMENT

RE-RECORD BOOK 7889 PAGE 443
BOOK 7852 PAGE 810

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May 19 89

Notary Public

MY COMMISSION EXPIRES 5-30-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James F. Jordan (NAME)	SAME (NAME)	14D 27800
637 American Road (ADDRESS)	(ADDRESS)	15-0-40
Nashville, TN 37209 (CITY) (STATE) (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, W. E. Duke and wife, Lois Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James F. Jordan

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. 1 on the Plan of A Second Portion of the Duke Property, not of record, as surveyed by R. L. Montoya-Land Surveying (Tenn. R.L.S. No. 697) Job Number 89-4-37, dated 4-19-89 and more particularly described as follows:

Beginning at an existing concrete monument located in the northerly right-of-way margin of Morgan Road, approximately 1540 feet more or less northeast of the intersection of Wilkerson Road; said monument marks the southeast corner of Lot No. 1 on the Plan of Duke Property of record in Plat Book 6200, page 491, R.O.D.C., Tennessee; thence, leaving said northerly margin along the easterly line of said Lot No. 1, North 31 degrees 50 minutes 00 seconds West, 174.57 feet to an existing iron pin; thence, continuing with said easterly line, North 03 degrees 45 minutes 32 seconds East, 394.91 feet to an existing iron pin; thence, severing the W. E. Duke Property of record in Deed Book 2485, page 445, for said County, South 73 degrees 31 minutes 48 seconds East, 181.00 feet to an iron pin, set this survey; thence, South 00 degrees 25 minutes 30 seconds West, 431.77 feet to an iron pin, set this survey in the northerly right-of-way margin of said Morgan Road; thence, with said margin and beginning a curve to the left 120.00 feet to the point of beginning, containing 87,637 square feet or 2.01 acres more or less; said curve to the left has a delta of 9 degrees 09 minutes 54 seconds, a radius of 750.19 feet and a tangent of 60.13 feet.

Being the same property conveyed to W. E. Duke and wife, Lois Duke by deed of record in Book 2485, page 445, Register's Office for Davidson County, Tennessee.

1180 05/31 0101 03CHECK 72.50

unimproved (X)
This is improved ( ) property, known as Lot # 1 Plan A/Second Duke Prop., Joelton, Tennessee 37080
(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 26th day of May 19 89

x W E Duke
W. E. Duke

Lois Duke
Lois Duke

RE-RECORD BOOK 7889 PAGE 444 BOOK 7852 PAGE 811

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 W. E. Duke and wife, Lois Duke

the bargainor S 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 Madison, Tennessee, this 26th day of May, 89

Commission expires 5-20-93

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

37097

MAY 31 12 20 PM '89

RE-RECORD

49367

IDENTIFI REFERENCE

JUL 11 1 03 PM '89

DAVIDSON COUNTY, TN

RETURN TO:
William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

WARRANTY DEED
FROM
W. E. Duke and wife, Lois Duke

TO
James F. Jordan

$19.00