VIII-H/SA12 JRR/aw

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

BOOK 8031 PAGE 80

LIMITED WARRANTY DEED

Address New Owner(s) as follows: LESLIE I. DUKE et ux, 909 Lynwood Boulevard, Nashville TN 37205

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. Field Book No. 06DA 06715, Map 110-01-0, Parcel 333.0.

For and in consideration of the sum of THIRTY THREE THOUSAND TWO HUNDRED ($33,200.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, LINDA GAIL COURSEY CARTER and BECKY ELAINE COURSEY BEASLEY, Co-Administratrices Cum Testamento Annexo of the Estate of VIRGINIA MAI COURSEY, Deceased, hereinafter referred to as the Grantors, do hereby transfer and convey unto LESLIE I. DUKE and wife, ODESSA S. DUKE, their heirs and assigns, the following real property located in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and made a part hereof.

This is improved property, known as 2232 Foster Avenue, Nashville TN 37204.

TO HAVE AND TO HOLD 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 Grantors do covenant with the said Grantees that they 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 they do further covenant and bind themselves/their heirs and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever, but this Warranty Deed is limited to the time in which said real estate was lawfully seized in and possessed by LINDA GAIL COURSEY CARTER and BECKY ELAINE COURSEY BEASLEY, Co-Administratrices Cum Testamento Annexo of the

Estate of VIRGINIA MAI COURSEY, Deceased, and does not extend to any previous time thereto.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of January 1990.

Linda Gail Coursey Carter
LINDA GAIL COURSEY CARTER

Becky Elaine Coursey Beasley
BECKY ELAINE COURSEY BEASLEY

Co-Administratrices Cum Testamento of the Estate of VIRGINIA MAI COURSEY, Deceased

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 LINDA GAIL COURSEY CARTER and BECKY ELAINE COURSEY BEASLEY, 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, and who further acknowledged that they are the Co-Administratrices Cum Testamento Annexo of the Estate of VIRGINIA MAI COURSEY, Deceased, and are authorized to execute this instrument on behalf of the Estate of VIRGINIA MAI COURSEY, Deceased.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of January 1990.

Ann Williams Notary Public

My commission expires 22 May 1993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $33,200.00.

Affiant

Subscribed and sworn to before me this 23 day of Jan. 1990.

Notary Public

My commission expires: 22 May 1993

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
Nashville TN 37201

VIII-H/SA 13

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 18 and the northerly 25 feet of Lot No. 17 on the Map showing the Subdivision of Lots Nos. 7, 8, 9 and 10 and parts of Lots Nos. 6, 11, 12 and 13 of Cumberland Nurseries, of record in Book 332, page 36, Register's Office for said County.

Said Lot No. 18 and the northerly 25 feet of Lot No. 17 adjoin and front together 81 feet on the easterly side of Foster Street or Avenue and run back between parallel lines, along the south margin of Rose Street, 150 feet to an alley.

Being the same property conveyed to James Edward Coursey and wife, Virginia Mai Coursey, by deed from William T. Cook and wife, Gladys Hill Cook, as shown of record in Book 2495, page 045, Register's Office for Davidson County, Tennessee.

That the said James Edward Coursey died on 11 July 1973.

That the said Virginia Mai Coursey died 7 July 1987.

This conveyance is made pursuant to an Order of Sale dated 29 June 1989, as shown of record in Minute Book 333, page 270, by subsequent Order of Public Sale dated 4 October 1989, as shown of record in Minute Book 335, page 581, and by final Order of Sale dated 18 December 1989, as shown of record in Minute Book 337, page 578.

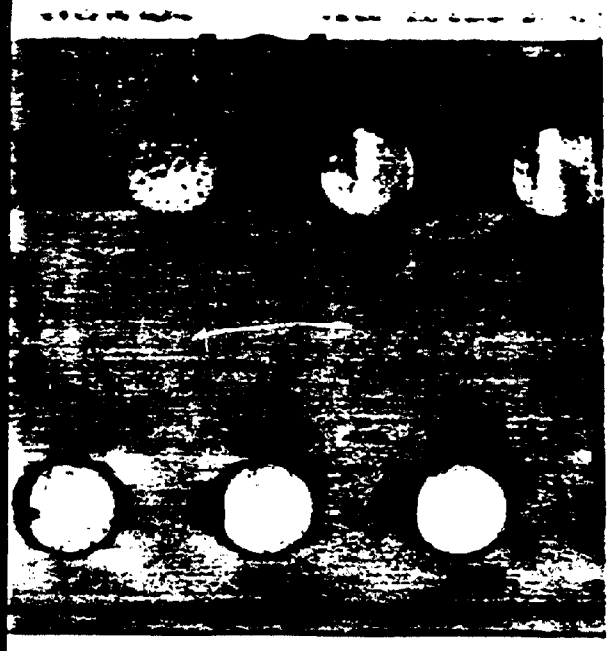
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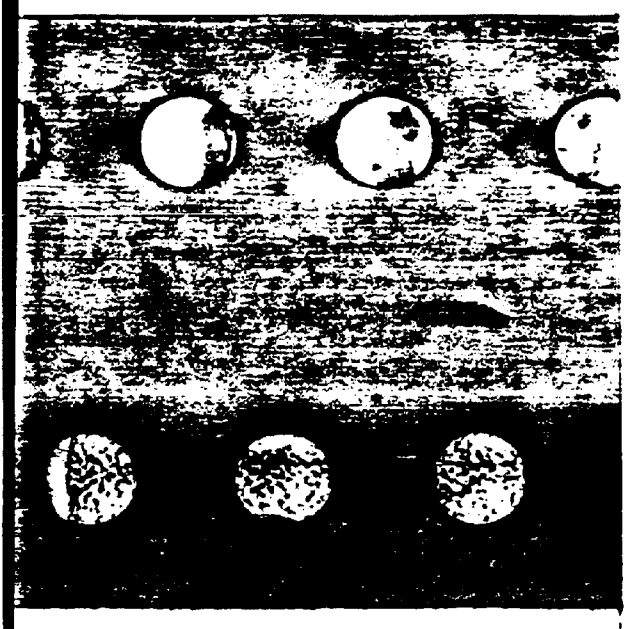
IDENTIF. TREFERENCE

JAN 24 11 03 AM '90

DAVIDSON COUNTY TN

$552.94/24 310 03CHECK 119.56





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

RECEIVED OF _____

FOR _____

BOOK 8031 PAGE 83

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	33200.00
			CON TX	109.56
			PRFEE	1.00
			MDEED	9.00
			TOTAL	119.56
			CHECK	119.56
01/24/90	01	11:02 0001		5527

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98386

IDENTIF. REFERENCE

JAN 24 11 03 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 287607