BOOK 8072 PAGE 962

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,400.00
Tammy S. Duke
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March 19 90
Daniel T. Gregory
Notary Public
MY COMMISSION EXPIRES: 8/5/90
(AFFIX SEAL)

RETURN TO:
THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE & CLOSING CO., 223 Madison St., S. 106, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK A. DUKE & WIFE,	Same as New Owner	15DA-51835
TAMMY S. DUKE (NAME) c/oApex & Robert E. Lee	(NAME)	Map 83-8
(ADDRESS) 815 Cowan Street	(ADDRESS)	Parcel 115
(CITY) Nashville, (STATE) TN (ZIP) 37207	(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, PATRICIA DIANN VAUGHN, unmarried, conveying Individually and as Conservator for JOHN H. Moore

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK A. DUKE AND WIFE, TAMMY S. DUKE

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. 177 on the Plan of Rosewood Heights, Section 5, as of record in Book 2331, Page 39, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to John H. Moore, a widower and Patricia Diann Vaughn by Quitclaim from John H. Moore, a widower of record in Book 5890, Page 925, Register's Office for Davidson County, Tennessee. Patricia Diann Vaughn having been appointed Conservator for John Harvill Moore, who is the same person as John H. Moore which Order is of record in Minute Book 326, Page 56, Probate Court for Davidson County, Tennessee. Order Approving Sale of herein described property is of record in Minute Book 340, Page 58, Probate Court for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 2437, PAGE 574, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

1:36997 IDENTIF. TREFERENCE MAR 27 8 49 AM '90 DAVIDSON COUNTY TN.

5862 03/27 0101 03CHECK 137.02

unimproved ( ) —
This is improved (X) property, known as 914 Mitchell Road, Nashville, TN 37216
(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 my hand this 20th day of March 19 90

Patricia Diann Vaughn
Patricia Diann Vaughn, Individually

Patricia Diann Vaughn
Patricia Diann Vaughn
Conservator for John H. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Diann Vaughn, individually and as Conservator for John H. Moore

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 20th day of March, 1990.

Commission expires 8/5/90

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 _____

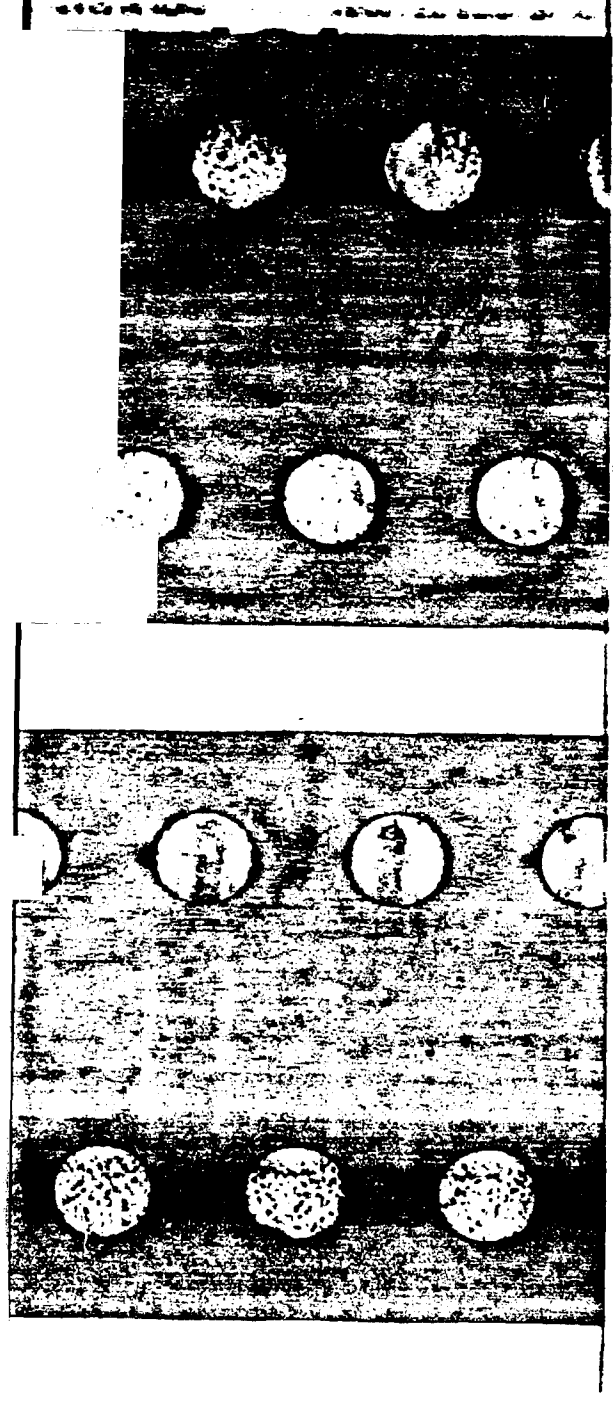
Notary Public

WARRANTY DEED

FROM:
PATRICIA DIANN VAUGHN, Individually and as Conservator for John H. Moore

TO:
MARK A. DUKE AND WIFE, TAMMY S. DUKE

Greater Nashville Title & Closing Company
223 Madison St., S. 106
Madison, TN 37115
865-1470



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 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 39400.00
CON TX 130.02
PRFEE 1.00
MDEED 6.00
TOTAL 137.02
CHECK 137.02

03/27/90 01 08:59 0001 5862

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

113697

IDENTIFICATION REFERENCE

MAR 27 8 49 AM '90

DAVIDSON COUNTY TN.

No. 304285