THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail: 333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

NANCY S. SUTTON, MARRIED
3726 CEDARWOOD DRIVE
NASHVILLE, TN 37216

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER: 0068 04/20 0101 03CHECK 178.30

MAP 61-3
PARCEL 139

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00, THIS 18TH DAY OF APRIL, 1990.

Nancy S. Sutton
AFFIANT

Subscribed and sworn to me, this the 18TH day of APRIL, 1990.

Denise C. Allen
Notary Public
My commission expires: 5-11-92

2 U 2 7 7

IDENTIF. TREFERENCE

Apr 20 8 37 AM '90

DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, RAYMOND DENIS DUKE, SR., ET UX, SONJA DALE DUKE, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said NANCY S. SUTTON, A MARRIED WOMAN, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 925 MALQUIN DRIVE, NASHVILLE, TENNESSEE 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEE, HER successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 18TH day of APRIL, 1990.

Raymond Denis Duke Sr.
RAYMOND DENIS DUKE, SR.

Sonja Dale Duke
SONJA DALE DUKE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAYMOND DENIS DUKE, SR., ET UX, SONJA DALE DUKE, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon 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, on this the 18TH day of APRIL, 1990.

Notary Public C. Allen
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 2 Block "K" on the Map of Broadmoor Section No. 2 of record in Book 547, page 174, Register's Office for Davidson County, Tennessee.

Said Lot Fronts 50 feet on the north side of Malquin Drive and runs back between parallel lines, 155 feet to a dead line.

Being the same property conveyed to Raymond Denis Duke, Sr., et ux, Sonja Dale Duke, by Deed from Frank H. Duke et ux, L. Pearl Duke, of record in Book 7094, page 180, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1990 and all future years.

2. Plat of record in Book 547, page 174, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8092 PAGE 147

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 51000.00
CON TX 168.30
PRFEE 1.00
WDEED 9.00
TOTAL 178.30
CHECK 178.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/20/90 01 08:33 0001 2868

2U277

IDENTIF. REFERENCE

APR 20 8 37 AM '90

DAVIDSON COUNTY TN

No. 311955