Box 22

BOOK 8127 PAGE 580

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF June, 90

Notary Public

MY COMMISSION EXPIRES: November

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney

Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

| ADDRESS NEW OWNER (S) AS FOLLOWS | ~~SEND TAX BILLS TO~~ Mortgagee: None | MAP-PARCEL NUMBERS | |
|---|---|---|---|
| Donald B. Dukes | Send Tax Bills To: New Owner | 31-0-124 | LOT 1 |
| (NAME) | (NAME) | | |
| 4028 Yoest Drive | | 10D-51990 | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 31-0-125 | LOT 2 |
| Nashville, TN 37207 | | 10D-51991 | |
| (CITY) (STATE) (P.O.ZIP) | (CITY) (STATE) (ZIP) | | |

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, Randall Blackwell and wife, Regina T. Blackwell and Bennie Edward Blackwell, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald B. Dukes and wife, Janet C. Dukes

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:

TRACT 1: LAND in Davidson County, Tennessee, being Lot No. 1 on the plan of Blackwell Subdivision, of record in Book 6900, page 937, Register's Office for said County.

SAID Lot No. 1 fronts 154.65 feet on the northerly margin of Ingram Road and extends back 493.67 feet on the easterly line and 472.32 feet on the westerly line to a dead line in the rear, measuring 210 feet thereon.

BEING part of the same property conveyed to Randall Blackwell and wife, Regina T. Blackwell and Bennie Edward Blackwell, by deed from James R. Reed and wife, Mildred M. Reed of record in Book 7675, page 312, Register's Office for Davidson County, Tennessee.

Unimproved Property Known as: 2168 Ingram Road, Whites Creek, TN 37189

TRACT 2: LAND in Davidson County, Tennessee, being Lot No. 2 on the plan of Blackwell Subdivision, of record in Book 6900, page 937, Register's Office for said County.

SAID Lot No. 2 fronts 177.09 feet on the northerly margin of Ingram Road and extends back 472.32 feet on the easterly line and 467.15 feet on the westerly line to a dead line in the rear, measuring 196.27 feet thereon.

This is unimproved (XX) improved ( ) property, know as 2168 Ingram Road, Whites Creek, TN 37189 (LOT 1)
2162 Ingram Road, Whites Creek, TN 37189 (LOT 2)
(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 convenant 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 their hands this 7th day of June, 19 90

Randall Blackwell

Regina T. Blackwell

Bennie Edward Blackwell

STATE OF TENNESSEE
Davidson County

BOOK 8127 PAGE 581

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall Blackwell and Regina T. Blackwell and Bennie Edward Blackwell

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 7th day of June, 1990.

Commission expires November 10, 1991

Notary Public

* or proved to me on the basis of satisfactory evidence.

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

* or proved to be on the basis of satisfactory evidence.

**WARRANTY DEED**

FROM
Randall Blackwell and Regina T. Blackwell and Bennie Edward Blackwell

TO
Edward Blackwell, Unmarried
Donald B. Dukes and wife,
Janet C. Dukes

J. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

EXHIBIT "A"

CONTINUATION OF LEGAL DESCRIPTION



BEING part of the same property conveyed to Randall Blackwell and wife, Regina T. Blackwell and Bennie Edward Blackwell, by deed from James R. Reed and wife, Mildred M. Reed of record in Book 7675, page 312, Register's Office for Davidson County, Tennessee.

Unimproved Property Known as : 2162 Ingram Road, Whites Creek, TN 37189

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is to certify that Randall Blackwell and Randall T. Blackwell are one and the same person.

This is to certify that Bennie Edward Blackwell and Bennie E. Blackwell are one and the same person.

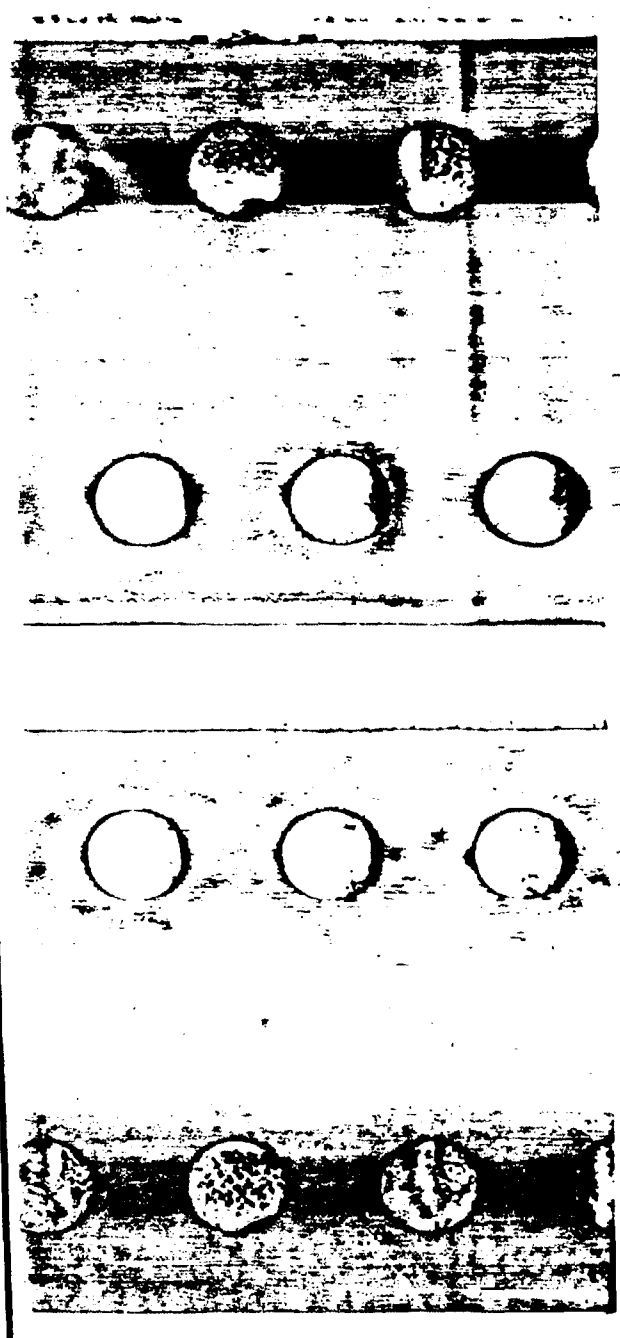
326555

IDENTIFICATION REFERENCE

JUN 8 2 37 PM '90

DAVIDSON COUNTY, TN

135.40 CHECK 06/08/90 0101 03CHECK 6068



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8127 PAGE 583

| | | |
|---|---|---|
| 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 38000.00
CON TX 125.40
PRFEE 1.00
WDEED 9.00
TOTAL 135.40
CHECK 135.40

06/08/90 01 14:37 0001 8909

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.2 6 5.5

IDENTIFI REFERENCE

JUN 8 2 37 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 326580