Box 17

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Donald J. Thiel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF November, 19 90

Notary Public

My Commission Expires SEPT. 25, 1993

MY COMMISSION EXPIRES
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Coomer & Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP/PARCEL NUMBERS |
|---|---|---|
| Donald J. Thiel (NAME) | Troy & Nichols, Inc. (NAME) | MAP 119-01 |
| 2232 Foster Avenue (ADDRESS) | P.O. Box 4025 (ADDRESS) | PARCEL 333 |
| Nashville, Tennessee 37210 (CITY) (STATE) (ZIP) | Monroe, LA 71211-4025 (CITY) (STATE) (ZIP) | 6DA06715 |

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, Leslie I. Duke and wife, Odessa S. Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald J. Thiel, unmarried

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. 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 Leslie I. Duke and wife, Odessa S. Duke by deed from Linda Gail Coursey Carter and Becky Elaine Coursey Beasley of record in Book 8031, page 80, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

IDENTIF. REFERENCE

73417

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.
Nov 19 8 56 AM '90

unimproved ( )
This is improved ( X ) property, known as 2232 Foster Avenue, Nashville, Tennessee 37210
(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 hands this 14th day of November, 19 90

Leslie I. Duke

Odessa S. Duke

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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 Leslie I. Duke and wife, Odessa S. 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 Nashville, Tennessee, this 14th day of November 19 90.

Commission expires My Commission Expires SEPT. 25, 1993

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

Leslie I. Duke and wife, Odessa S. Duke

TO

Donald J. Thiel

RETURN TO:

Coomer & Jenkins
Suite 230, 392 Harding Place
Nashville, TN 37211

3321 11/19 0101 03CHECK 231.40

**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 TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 68000.00
CON TX 224.40
PRFEE 1.00
WDEED 6.00
TOTAL 231.40
CHECK 231.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/19/90 01 08:55 0001 8321

734117

IDENTIF. TREFERENCE

Nov 19 8 56 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 374326