File Box 29

BOOK 8251 PAGE 628

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~140,000.00~~

X Emily D. Zimmerman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December, 1990.

Notary Public

MY COMMISSION EXPIRES: March 8, 1991

MORTGAGEE:
Decatur Federal Savings & Loan
250 E. Ponce deLeon Avenue
Decatur, GA 30030

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily D. Zimmerman (NAME)	(NAME)	MAP 130-11
4511 Beacon Drive (STREET ADDRESS OR ROUTE NUMBER)	New owner (STREET ADDRESS)	PARCEL 107
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA-51735

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, Scott E. Dukette and wife, Barbara J. Dukette

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Emily D. Zimmerman and Susan D. Bass, as tenants in common with right of survivorship.

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. 10 of Block "S" on the Plan of Tyne Meade, Section 4, of record in Book 1424, page 25, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Scott E. Dukette and wife, Barbara J. Dukette by deed from Egbert A. Buchart, unmarried, of record in Book 7671, page 926, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building lines of record.

77440

IDENTIF. REFERENCE

DEC 6 8 50 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

6606 12/06 0101 03CHECK 469.00

This is unimproved (XX) property, known as 4511 Beacon Drive, Nashville, TN 37215
(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 hand s this 3rd day of December, 19 90

Scott E. Dukette
Scott E. Dukette

Barbara J. Dukette
Barbara J. Dukette

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STATE OF ~~TENNESSEE~~ NEW YORK
County of ~~Davidson~~ MADISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott E. Dukette and wife, Barbara J. Dukette

(or proved to me on the basis of satisfactory evidence)
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 New York, ~~Tennessee~~, this 30th day of November 19 90

Commission expires 3-30-92

Judith F. Sutherland
Notary Public

JUDITH F. SUTHERLAND
Notary Public in the State of New York
Appointed in Madison Co. No. 4770407
My Commission Expires March 30, 1992

STATE OF TENNESSEE

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 _____.

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Scott E. Dukette and wife, Barbara J. Dukette

TO Emily D. Zimmerman and Susan D. Bass

Return to:
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

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 140000.00
CON TX 462.00
PRFEE 1.00
WDEED 6.00
TOTAL ~~469.00~~
CHECK ~~469.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/06/90 01 08:50 0001 6606

77440

IDENTIF. TREFERENCE

DEC 6 8 50 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 379070