Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 8266 PAGE 98

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Walter F. Duke, et ux<br>108 Depot St.<br>Goodlettsville, Tn. 37072 | Same as New Owner | Map 26-1<br>Parcel 133<br>Field Book I.D. #<br>GO 39549 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BANK OF GOODLETTSVILLE, a Tennessee banking corporation, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto WALTER F. DUKE and wife, LINDA S. DUKE, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

A tract of land in Davidson County, in the Town of Goodlettsville, Tennessee, described according to a survey made by Gaffron & Jeffers, Surveyors, dated November 18, 1985, as follows:

Beginning at an iron pin in the northerly margin of Long Hollow Pike and being the southwesterly most corner of the Whitmer Property of record in Book 3836, page 429, Register's Office for Davidson County, Tennessee and being the southeasterly most corner of said property; thence along the northerly margin of Long Hollow Pike South 75 deg. 37' 19" West 103.01 feet to an iron pin; thence North 21 deg. 53' 14" West 188.89 feet to an iron pin; thence North 68 deg. 06' 46" East 102.08 feet to an iron pin; thence South 21 deg. 53' 49" East 202.36 feet to the beginning, containing .46 acres, more or less.

Being the same property conveyed to Bank of Goodlettsville by deed from Mary D. Moores, a widow, of record in Book 6716, page 318, Register's Office for Davidson County, Tennessee.

This is unimproved property known as:
Long Hollow Pike
Goodlettsville, Tennessee 37072

2874 12/31 0101 03CHECK 337.00

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 the GRANTOR, does covenant with the said GRANTEES, that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1990, which have been prorated between the parties and which will be paid in full at closing.

2. Subject to easement for sanitary sewers granted to the City of Goodlettsville of record in Book 4468, page 426, said Register's Office.

3. Subject to temporary construction easement 20-feet in width for the relocation of Long Hollow Pike to the Metropolitan Government of

Nashville and Davidson County of record in Book 4912, page 654, said Register's Office.

4. Subject to sewer easement conveyed to the Bank of Goodlettsville and the City of Goodlettsville of record in Book 6719, page 410, said Register's Office.

And the GRANTOR, does further covenant and bind itself, its successors or assigns 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.

WITNESS our hands on this the 28th day of December, 1990.

"GRANTOR"
BANK OF GOODLETTSVILLE, a Tennessee banking corporation

BY: Daniel Hawkins
DANIEL HAWKINS, VICE PRESIDENT

"GRANTEES"

Walter F. Duke
WALTER F. DUKE

Linda S. Duke
LINDA S. DUKE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared DANIEL HAWKINS, with whom I am personally acquainted and who acknowledged himself to be the VICE PRESIDENT of BANK OF GOODLETTSVILLE, the bargainor(s), a corporation, and as such VICE PRESIDENT, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as VICE PRESIDENT.

WITNESS my hand and official seal, this the 28th day of December, 1990.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER F. DUKE and wife, LINDA S. DUKE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 28th day of December, 1990.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Walter F. Duke
Affiant

Sworn to and subscribed before me, this the 28th day of December, 1990.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

REC'D 9 10 AM '90
KAZZIE DAVIDSON COUNTY TN.

IDENTIF. TREFERENCE

82442

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE TENNESSEE

BOOK 8266 PAGE 100

| | | | |
|---|---|---|---|
| CV - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MT - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WT - 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 | |
| | 100000.00 |
| CON TX | 330.00 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 337.00 |
| CHECK | 337.00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/31/90 01 09:09 0001 2874

82442

IDENTIF. TREFERENCE

DEC 31 9 10 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 385248