FILE NO. 29364 FILE BOX "7"

FORM NO. WD-1

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 19 91

Notary Public

MY COMMISSION EXPIRES: 7-23-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILEY G. DUKE et ux	FIRST TENNESSEE BANK	75-10-161
(NAME)	(NAME)	
4224 Sweden Drive	P. O. Box 474	4D 34841
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN. 37076	Memphis, Tennessee 38101	
(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, JOE P. REECE and wife, MILDRED P. REECE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILEY G. DUKE and wife, WANDA A. DUKE

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. 259 on the Plan of Hermitage Estates, Subdivision, Section 2, as of record in Book 3700, page 23, Register's Office for said County.

SAID Lot No. 259 fronts 90 feet on the westerly margin of Sweden Drive and runs back between lines measuring 134.91 feet on the northerly line and 134.93 feet on the southerly line, to a dead line in the rear, measuring 90 feet thereon.

BEING the same property conveyed to Joe P. Reece and wife, Mildred P. Reece by deed from Kenneth Wayne Crowell and wife, Sandra G. Crowell, of record in Book 4624, Page 222, Register's Office for Davidson County, Tennessee.

THIS property is conveyed subject to a deed of trust against same made by the grantors dated June 27, 1972, in the amount of $21,600.00, and recorded in the Register's Office for Davidson County, Tennessee, in Book 4624, Page 224. The grantee agrees to assume and pay the same as part of the consideration of this conveyance. The grantee also hereby assumes the obligation of JOE P. REECE and wife, MILDRED P. REECE under the terms of the instruments creating the loan to indemnify the U.S. Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This is unimproved / improved X property, known as 4224 Sweden Drive, Hermitage, Tennessee 37076
(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 13th day of September, 19 91

Joe P Reece
JOE P. REECE

Mildred P. Reece
MILDRED P. REECE

STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED BOOK 8444 PAGE 490

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named JOE P. REECE and wife, MILDRED P. REECE

the bargainors, 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 13th day of September, 19 91.

Commission Expires 7/23/94

_____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

47597

SEP 17 3 46 PM '91

1674 09/17 0101 03CHECK 221.60

Prepared By:

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 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	58000.00
CON TX	214.60
PRFEE	1.00
WDEED	6.00
TOTAL	221.60
CHECK	221.60

09/17/91 01 15:47 0001 1674

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.7.5.9.7.

IDENTIFICATION

SEP 17 3 46 PM '91

No. 459904