BOOK 8534 PAGE 776

WARRANTY DEED

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER]
[IS GREATER, FOR THIS TRANSFER IS $65,000.00]
[ ]
[H. E Collins]
[Affiant]
[SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE]
[23 DAY OF January, 1992]
[ ]
[James B Kennedy]
[Notary Public]
[MY COMMISSION EXPIRES: November 26, 1994]
[(AFFIX SEAL)]

[THIS INSTRUMENT WAS PREPARED BY]
[Richard R. Hedgepath, Attorney, 4800 Charlotte Avenue, Nashville, TN 37209]

[NAME ADDRESS		
[ADDRESS NEW OWNER(S) AS FOLLOWS:]	SEND TAX BILLS TO:]	MAP-PARCEL NUMBERS]
[H.C. Duke	SAME	Map 90-12]
[(NAME)	(NAME)	]
[7435 Lakeview Dr.		Parc. 354]
[(ADDRESS)	(ADDRESS)	]
[Nashville, Tennessee 37209		8DA20405]
[(CITY) (STATE) (P.O.ZIP)	(CITY)(STATE)(ZIP)]	]

FOR AND IN CONSIDERATION OF THE SUM OF SIXTY-FIVE THOUSAND DOLLARS ($65,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT FOR ALL OF WHICH GRANTOR HEREBY ACKNOWLEDGES, I, JAMES ANDREW MCKANNA, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H.C. DUKE, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being part of Lot No. 5 on the Resubdivision of B.F. Cockrill Farm, as of record in Plat Book 421, page 21, Register's Office for said County, described as follows:

BEGINNING an iron pin in the south margin of Robertson Avenue, the same being 95 feet west of the west margin of Croley Drive; thence south 6 deg. west 110 feet to any iron pin; thence south 80 deg. 56' east 95 feet to an iron pin in the west margin of Croley Drive; thence with said Croley Drive north 6 deg. east 90 feet to the beginning of a curve having a radius of 20 feet; thence around said curve to the left 30.5 feet to an iron pin in the south margin of Robertson Avenue; thence with said Robertson Avenue north 80 deg. 56' west 75 feet to the point of beginning.

BEING the same property conveyed to James Andrew McKanna by deed from Elizabeth McKanna, Trustee, of record in Book 6490, page 857, R.O.D.C., Tennessee.

The above description is the same as in the previous Deed of Record.

GRANTOR hereby states and acknowledges that the above is commercial property and not his home nor usual place of residence.

Improved Property: 6301 Robertson Ave. Nashville, TN 37209
(House Number) (Street) (City) (State) (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 GRANTORS, 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 my hands this 23rd day of January, 1991.

James Andrew McKanna

JAMES ANDREW MCKANNA SELLER

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 James Andrew McKanna, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of JANUARY, 1992.

Harold E Collins
NOTARY PUBLIC

My commission expires: 1-23-94

HAROLD E. COLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

7.8983

IDENTIFICATION REFERENCE

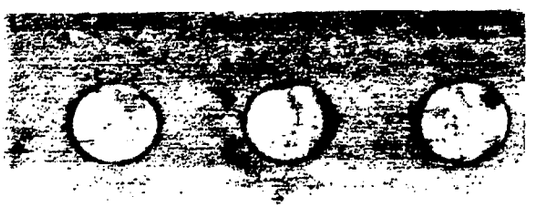
JAN 24 9 54 AM '92

DAVIDSON COUNTY, TN

PICK-UP

9546 01/24 0101 03CHECK 247.50

OFFICIAL RECEIPT
FELIX Z WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

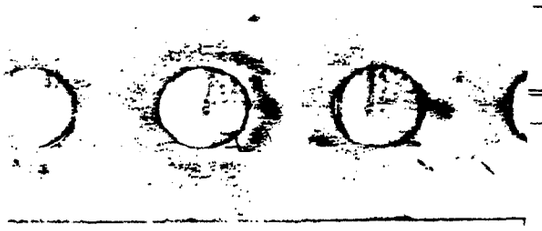
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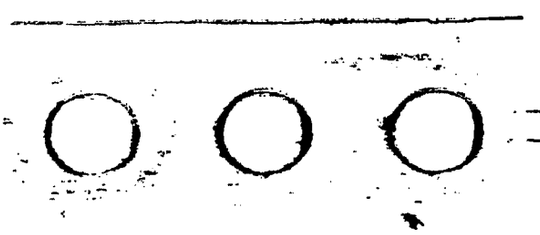
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 65000.00
				CON TX 240.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 247.50
				CHECK 247.50
01/24/92	01			09:54 0001 9546





RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.9.8.3

IDENTIFICATION REFERENCE

JAN 24 9 54 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 495923