#33

BOOK 8622 PAGE 585

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF May, 19 92

Notary Public

MY COMMISSION EXPIRES: March 21, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, 388 Harding Place, Suite C, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Timothy A. Duke	Source One Mortgage Services	MAP 87-13
(NAME)	(NAME)	
4413-4415 Central Valley Drive	27555 Farmington Road	PARCEL 74
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Farmington Hills, MI 48333	4D-12815
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, William W. Middleton and wife, Linda C. Middleton and Keith M. Middleton and wife, Diane M. Middleton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy A. Duke and wife, Teresa K. 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. 33 on the Plan of Valley Grove Subdivision, Section 3, of record in Book 5800, page 153, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to William W. Middleton and wife, Linda C.Middleton a one-half undivided interest and Keith M. Middleton, Single, a one-half undivided interest by Quitclaim Deed from William W. Middleton of record in Book 7958, page 744, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing easements, restrictions and setback lines of record.

Diane M. Middleton, wife of Keith M. Middleton joins in this conveyance to convey all right, title and interest and any marital rights, if any.

08979

IDENTIFICATION

MAY 8 2 14 PM '92

unimproved ( )
This is improved (X) property, known as 4413-4415 Central Valley 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 hand s this 4th day of May, 19 92

William W. Middleton

Keith M. Middleton

Linda C. Middleton by William W. Middleton atty in fact

Diane M. Middleton by Keith Middleton atty in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named William W. Middleton and wife, Linda C. Middleton and Keith M. Middleton and wife, Diane M. Middleton

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 4th day of May 19 92

Commission expires November 25, 1995

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

William W. Middleton and wife, Linda C. Middleton and Keith M. Middleton and wife, Diane M. Middleton

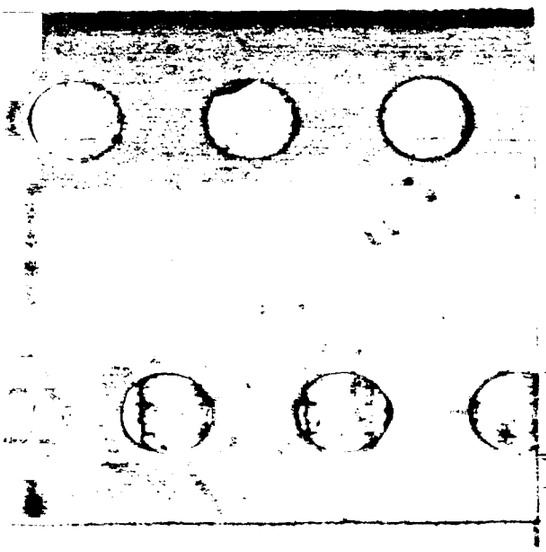
TO

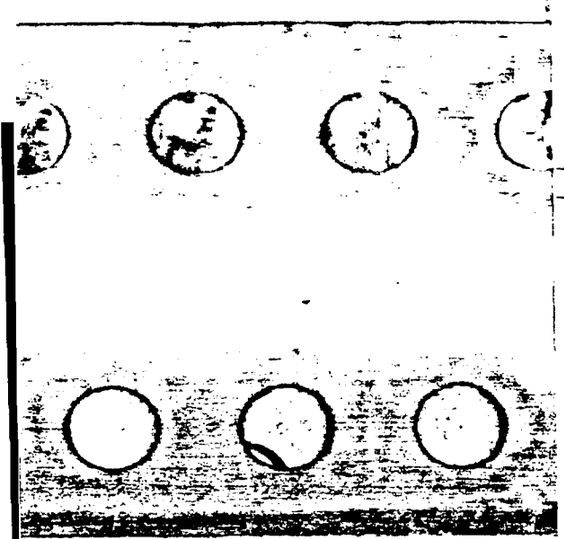
Timothy A. Duke and wife, Tarasa K. Duke

RETURN TO:

Mark A. Ellmore
388 Harding Place, Suite C
Nashville, TN 37211

5232 05/08 0101 03CHECK 154.63





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 39900.00
				CON TX 147.63
				PRFEE 1.00
				WDEED 6.00
				TOTAL 154.63
				CHECK 154.63
05/08/92	01			14:14 0001 5232

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0897.9

IDENTIFICATION REFERENCE

MAY 8 2 14 PM '92

FELIX Z. WILSON, II

No. 529471