WARRANTY DEED BOOK 8727 PAGE 91

44846

PICK-UP

REFERENCE

SEP 10 12 51 PM '92

DAVIDSON COUNTY

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER]
[IS GREATER, FOR THIS TRANSFER IS $58,750.00]
[ ]
[Affiant]
[SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE]
[2nd DAY OF August, 1992.]
[ ]
[Notary Public]
[MY COMMISSION EXPIRES: Notary Public, Cherokee County, Georg... My Commission Expires May 5, 1996]
[(AFFIX SEAL)]

[THIS INSTRUMENT WAS PREPARED BY		
[Harold E. Collins, Attorney, 4800 Charlotte Avenue, Nashville, TN 37209]		
[NAME	ADDRESS	]
[ADDRESS NEW OWNER(S) AS FOLLOWS:	]SEND TAX BILLS TO:	]MAP-PARCEL NUMBERS]
[	]	]
[Austin W. Duke	] SAME	]Map 104-2]
[(NAME)	] (NAME)	]
[8042 Highway 100	]	]Parc 159]
[(ADDRESS)	] (ADDRESS)	]
[Nashville, Tennessee 37221	]	]21W-3145]
[(CITY) (STATE) (P.O.ZIP)	](CITY)(STATE)(ZIP)]	]

FOR AND IN CONSIDERATION OF THE SUM OF FIFTY EIGHT THOUSAND SEVEN HUNDRED FIFTY DOLLARS,($58,750.00), OF WHICH $18,424.84 HAS BEEN PAID IN CASH BY GRANTEE, RECEIPT OF WHICH GRANTOR HEREBY ACKNOWLEDGES , AND FOR THE REMAINDER GRANTEE HAS RELEASED GRANTORS FROM ALL LIABILITY ARISING FROM A DEED OF TRUST OF RECORD IN BOOK 7947, PAGE 143, R.O.D.C., TENNESSEE, IN THE PRINCIPAL BALANCE OF $26,069.96 AND A DEED OF TRUST OF RECORD IN BOOK 7978, PAGE 93, R.O.D.C., TENNESSEE, IN THE PRICIPAL BALANCE OF $14,255.20, WE, TERESA DUKE SIMMONS AND HUSBAND DAVID M. SIMMONS, OUR HEIRS AND ASSIGNS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AUSTIN W. DUKE, HEREINAFTER CALLED THE GRANTEE, ALL OUR RIGHT, TITLE AND INTEREST, THE SAME BEING A ONE-HALF UNDIVIDED INTEREST, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING the easterly 70 feet front and 96.4 feet rear on Lot No. 25 on the Revised Plan of West End Park, as of record in Book 421, pages 82 and 83, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Bellwood Avenue at the corner of Lots Nos. 25 and 26 on said Plan; thence with the line between said lots, northwardly 151.1 feet to the southerly margin of an alley; thence with same southwestwardly 96.4 feet to the northeast corner of that part of Lot No. 25 conveyed to Edna Gross Lightman by deed from R. Fly and wife, of record in Book 739, page 624, said Register's Office; thence with said Lightman's eastern boundary line, southeastwardly 135 feet, more or less, to the northerly margin of said Avenue; thence with same, eastwardly 70 feet to the beginning.

BEING the same property conveyed to Austin W. Duke and Teresa Duke Simmons and husband David M. Simmons by deed from Charles E. Haynes and wife, Carol B. Haynes, as of record in Book 5505, page 186, R. O. D. C., Tennessee.

The above description is the same as in the previous deed of record.

3104 Bellwood Avenue Nashville, Tennessee
(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 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 my hands this 19th day of August, 1992.

Teresa Duke Simmons
TERESA DUKE SIMMONS-GRANTOR

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David M. Simmons
DAVID M. SIMMONS-GRANTOR

STATE OF GEORGIA)
)
COUNTY OF COBB)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teresa Duke Simmons and David M. Simmons, 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 Marietta, Georgia, this 22nd day of August, 1992.

Donna M. Reed
NOTARY PUBLIC

My commission expires: Notary Public, Cherokee County, Georgia
My Commission Expires August 31, 1996

5596 09/10 0101 03CHECK 226.19

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8727 PAGE 93

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	58750.00
			CON TX	217.19
			PRFEE	1.00
			WDEED	8.00
			TOTAL	226.19
			CHECK	226.19
09/10/92	01	12:51	0001	5596

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44848.

IDENTIFICATION REFERENCE

SEP 10 12 51 PM '92

DAVIDSON COUNTY, TN

No. 569260