WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Steven Wade Dukes and wife, Jill Renee Dukes 7028 Bay Cove Trail Nashville, TN. 37221	Same	Map 141-12B Parcel 28

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

9415 07/02 0101 03CHECK 344.22

The actual consideration or value, ~~whichever~~ is greater, for this transfer is $90,650.00.

Affiant

Subscribed and sworn to before me this 1st day of July, 1993.

Notary Public

My Commission Expires:
March 25, 1995

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Keene W. Bartley and wife, Delinda B. Bartley, hereinafter referred to as Grantors, have bargained and sold, and by these presents does transfer and convey unto Steven Wade Dukes and wife, Jill Renee Dukes, hereinafter referred to as Grantees, their heirs, successors 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. 28 on the Plan of Southampton, Phase I, as of record in Book 5200, page 464, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Keene W. Bartley and wife, Delinda B. Bartley by deed from Samuel B. McCorkie and wife, Diane McCorkie of record in Book 6569, page 368, Register's Office for Davidson County, Tennessee.

Subject to the Bylaws of Southampton, Phase I, contained in Book 6355, page 517, Register's Office for Davidson County, Tennessee.

Subject to declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5971, page 839, said Register's Office

This is improved property known as 7028 Bay Cove Trail, Nashville, Davidson County, Tennessee.

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, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for taxes for the year 1993 which the Grantees herein assume and agree to pay.

AND the said Grantors further covenants and binds themselves, and their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this 1 day of July, 1993.

Keene W. Bartley
KEENE W. BARTLEY

Delinda B. Bartley
DELINDA B. BARTLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of July, 1993, before me personally appeared Keene W. Bartley and wife, Delinda B. Bartley, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness our hand and seal, at office in Nashville, Davidson County, Tennessee, this 1st day of July, 1993.

Mary D. Carlton
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

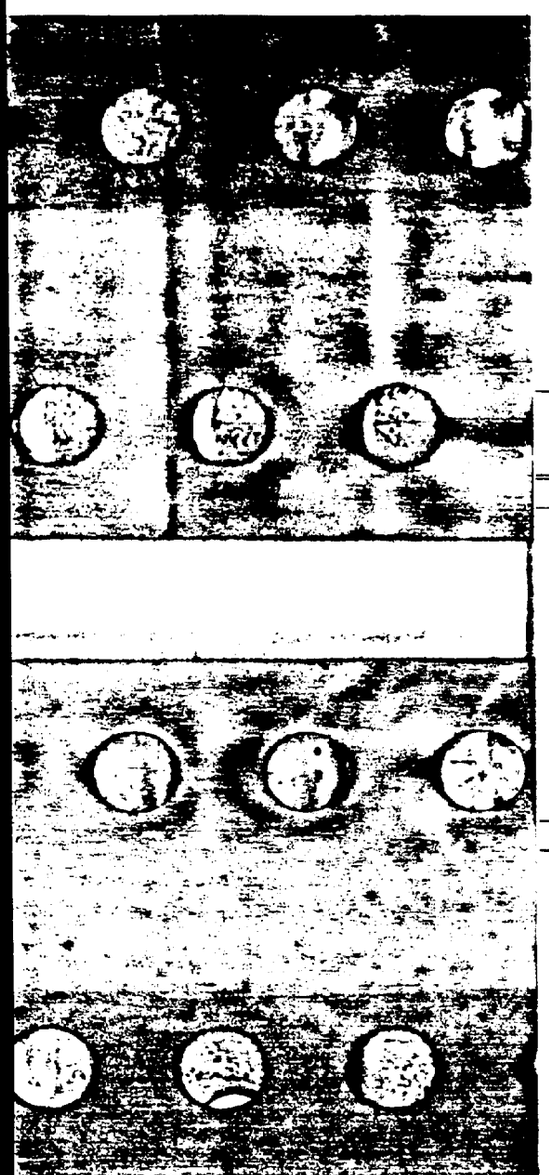
My Commission Expires: March 25, 1995

36901
IDENTIF. ↑ REFERENCE

93 JUL -2 AM 9:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

A:\R#15\BARTLEY.137



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

RECEIVED OF _____

FOR _____

BOOK 9001 PAGE 840

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 90650.00
CON TX 335.22
PRFEE 1.00
MDEED 8.00
TOTAL 344.22
CHECK 344.22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/02/93 01 09:02 0001 9415

36901
IDENTIF. ↑ REFERENCE

93 JUL -2 AM 9:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 669887