BOOK 9033 PAGE 976

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July 1993

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 20, 1996

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS - 3401 WEST END AVE., SUITE 670 - NASHVILLE, TN 37203

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOW	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Gavin Duke	First Republic Mortgage	MAP 104-15
(NAME)	(NAME)	
2503 Natchez Trace	6012 Wilmington Pike	PARCEL 8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212	Dayton, Ohio 45459	FB 24W 4330
(CITY) (STATE) (P.O. 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, Winder Gillespie Buchanan, III, Andy Briggs Burkhalter, Lavinia Burkhalter Felts, Michael Terry Burkhalter and Elmer Smith Burkhalter, Trustees under the Will of Hampton Burkhalter HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gavin Duke, unmarried

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

Being Lot No. 74 on the Plan of Bransford Realty Company's subdivision of Westmoreland Place as shown in Plan Book 421, page 16, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 74 fronts 60 feet on the west side of Twenty-eighth Avenue, and extends back 210 feet between parallel lines to an alley.

Being the same property conveyed to Inez Atkerson by deed from Herman L. Trotter and wife, Ella Trotter of record in Book 674, page 448, said Register's Office. Property subsequently conveyed to Hampton Burkhalter by Quitclaim Deed from Inez Atkerson of record in Book 8596, page 55, said Register's Office. The said Hampton Burkhalter having since died and Winder Gillespie Buchanan, III, Andy Briggs Burkhalter, Lavinia Burkhalter Felts, Michael Terry Burkhalter and Elmer Smith Burkhalter having been appointed Trustees under Last Will and Testament of Hampton Burkhalter of record at Minute Book 361, page 48, Probate Court Clerk's Office for Davidson County, Tennessee, File No. 99196.

93 AUG -3 AM 8:53 REGISTER DAVIDSON COUNTY, TN.

47576 IDENTIF. & REFERENCE

unimproved ( ) This is improved (X) property, known as 2503 Natchez Trace, Nashville, TN 37212
(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 my hand this 26th day of July, 19 93

Winder Gillespie Buchanan, III, Trustee

Andy Briggs Burkhalter, Trustee

Lavinia Burkhalter Felts, Trustee

Michael Terry Burkhalter, Trustee

( ) ( ) Trustee

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 Winder Gillespie Buchanan, III, Trustee

the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of July 19 93

Commission expires LARGE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, My Commission Expires July 20, 1996 a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the within named bargainor, and corporation, and that (he) / (they) 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

Trustees under the Will of

Hampton Burkhalter

TO

Gavin Duke

RETURN TO:

Hallmark Title Company
3401 West End Ave., Suite 670
Nashville, TN 37203

STEVEN G. WATERS
Attorney at Law

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 Andy Briggs Burkhalter, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, TN, this 27th day of July, 1993.

Notary Public

MIGNON SMELSER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires MAR. 22, 1997

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 Lavinia Burkhalter Felts, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, TN, this 26th day of July, 1993.

Notary Public

MIGNON SMELSER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires MAR. 22, 1997

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 Michael Terry Burkhalter, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, TN, this 28 day of July, 1993.

Notary Public

MIGNON SMELSER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires MAR. 22, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

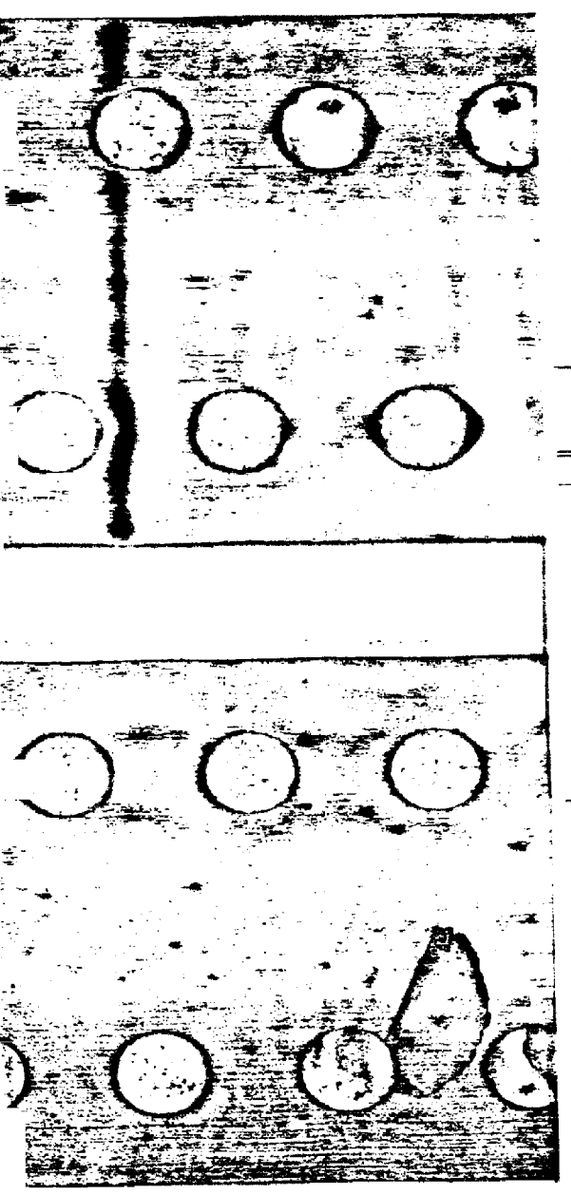
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elmer Smith Burkhalter, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, TN, this 27th day of July, 1993.

Notary Public

MIGNON SMELSER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires MAR. 22, 1997

97-08703 0101 03CHECK 316.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9033 PAGE 979

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 82000.00
				CON TX 303.40
				PRFEE 1.00
				WDEED 12.00
				TOTAL 316.40
				CHECK 316.40
			08/03/93 01	09:56 0001 4931

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47576
IDENTIF. ◆ REFERENCE

93 AUG -3 AM 9:53

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 681326