This instrument prepared by and returned to : Joseph A. Livesay
Attorney at Law
239 Adams Avenue
Memphis, Tn. 38103

Address New Owner:	Send Tax Bills:	Map-Parcel Number:
Esther E Duckworth 908 Green Valley Drive Nashville, Tn. 37220	Same	Map 160-5 Parcel 3

WARRANTY DEED

THIS INDENTURE, made and entered into this 6th **day of** January, **1994,** by and between **RAY DUCKWORTH,** party of **the** first part, and **ESTHER DUCKWORTH,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in **Nashville,** the County of **Davidson,** State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Oak Hill Estates, Section One, as of record in Book 3700, pages 118, 119, and 120, Register's Office for Davidson County, Tennessee.

Said Lot No. 113 fronts 135.00 feet on the northerly side of Green Valley Drive and extends back 326.99 feet on the westerly line and 340.00 feet on the easterly line to a dead line in the rear, mearsuring 188.56 feet thereon.

Being the same property conveyed to Ray Duckworth, and wife, Esther E. Duckworth by deed from J.B. Downey, Trustee, of record in Book 4256, page 247, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4122, page 739, said Register's Office, and the Plan of record in Book 3700, pages 118, 119, and 120, said Register's Office, which shows an owner's certificate, a 160 foot minumum building setback line from Green Valley Drive, a 10 foot easement for public utility purposes along the rear line of said lot, and a 2.5 x 25 foot utility anchor easement located on the two front corners of said lot.

This is improved property, known as 908 Green Valley Drive, Nashville, Tennessee 37220.

TAX-EXEMPT TRANSFER: This conveyance is the dissolution of a tenancy by the entirety and is a tax-exempt transfer pursuant to T.C.A. 67-4-409 (a) (3) (A).

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors, and assigns in fee simple forever.

WITNESS the signature of the party of the first part the day and year first above written.

Ray Duckworth

Ray Duckworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County, **RAY DUCKWORTH**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 5th day of January 1994.

Crustine K. Cornett
Notary Public

My commission expires:

My Commission Expires March 26, 1994

AFFIDAVIT

I, hereby swear or affirm that to the best of ~~the best of~~ affiant's knowledge, information, and belief the actual consideration for this transfer, whichever is greater is TAX-FREE TRANSFER which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Ray E. Duckworth
Affiant

Subscribed to and sworn to before me this 5th day of January 1994.

Crustine K. Cornett
Notary Public

My commission expires: My Commission Expires March 26, 1994

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IDENTIF. & REFERENCE
PICK-UP
94 JAN -6 AM 9:16
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6514 01/06 0101 03CHECK 8.00