mail:

This Instrument Prepared By:
Richard M. Davenport, Attorney
5115 Maryland Way
Brentwood, TN 37027

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Address of New Owner(s): Send Tax Bills To: Map-Parcel No.:
Blanche V. Duke Same
6470 Lickton Pike Map 12
Goodlettsville, TN 37072 Parcel 112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars, cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES G. SIMPSON JR. and Wife, SARA J. SIMPSON and SAM TINNON and Wife, GLENDA TINNON, hereinafter referred to as the "GRANTORS" have this day sold, and by these presents do hereby transfer and convey to BLANCHE V. DUKE hereinafter referred to as the "GRANTEE"), her heirs, successors, and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

Being Lot No. 2 of the Leo Curtis Greer Subdivision Plan of record in Book 7900, page 320, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the metes and bounds of said lot.

Being the same property conveyed to Grantors herein by deed from Leo Curtis Greer, Jr. and Wife, Kristi Thornton Greer, of record in Book 8641, page 780, Register's Office for Davidson County, Tennessee.

The foregoing described was prepared from a survey dated September 17th, 1991, by Jack L. Head, Registered Land Surveyors, No. 670.

The current mailing address for said property is: 6470 Lickton Pike, Goodlettsville, Tennessee, 37072.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, personal representatives, successors and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those exceptions set out herein.

1. Taxes for the year 1994, which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid by the Grantee, in full, when due.

2. Subject to a 5-foot reserved area for future right-of-way expansion for Lickton Pike.

3. Subject to the meanders of Walkers Creek and the riparian water rights thereto.

4. Subject to the building site and areas for sewerage soil absorption system as shown on the Plan of record in Book 7900, page 320, said Register's Office.

5. Subject to restrictive covenants contained in instrument of record in Book 6881, page 945, said Register's Office.

6. Subject to any and all matters as they may appear on the Plan of record in Book 7900, page 320, said Register's Office.

7. Subject to an Easement for right of way granted to Southern Bell Telephone & Telegraph Co. of record in Book 1118, page 463, said Register's Office, if applicable.

8. Subject to Easement for right of way granted to Davidson County, Tennessee, of record in Book 1634, page 623, said Register's Office, if applicable.

Grantors further covenant and bind themselves, their heirs, successor and assigns to warrant and forever defend the title to said real estate to said Grantee, her heirs, successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this instrument of this 1st day of ~~January~~ February, 1994.

"GRANTORS"

James E. Simpson Jr.
JAMES E. SIMPSON, JR.

Sara J. Simpson
SARA J. SIMPSON

Sam Tinnon
SAM TINNON

Glenda Tinnon
GLENDA TINNON

15934
IDENTIFICATION REFERENCE

94 FEB -8 AM 8:29
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

3586 02/08 0101 03CHECK 527.00

On this 1st day of February, 1994, before me personally appeared JAMES E. SIMPSON, JR. and Wife, SARA J. SIMPSON, and SAM TINNON and Wife, GLENDA TINNON, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument; and acknowledge that he executed the same as his free act and deed.

Witness my hand and official seal.

My Commission expires:

11-25-95

Richard M. Davenport
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer is $140,000.00.

Blanche V. Dube
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 1st DAY OF ~~January~~ February, 1994.

Richard M. Davenport
NOTARY PUBLIC

Commission expires:
11-25-95



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

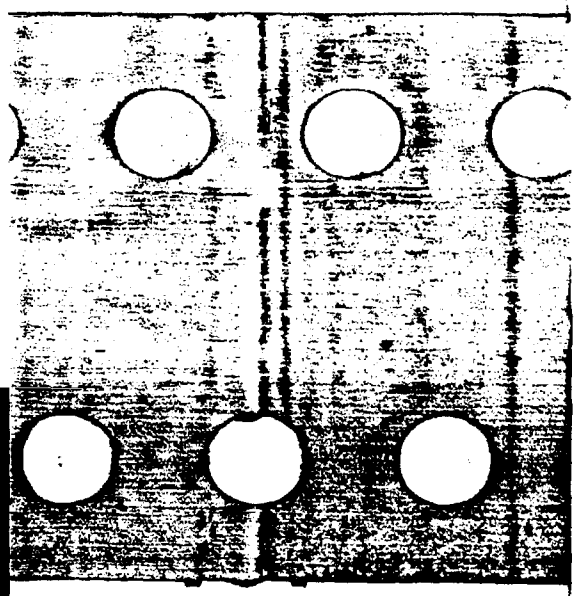
RECEIVED OF _____

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	140000.00
CON TX	518.00
PRFEE	1.00
WDEED	8.00
TOTAL	527.00
CHECK	527.00

RECEIPT IS NOT VALID UNLESS CHECK IS PAID 02/08/94 08:29:00 0001 3586

15934
IDENTIF. # REFERENCE
94 FEB -8 AM 8:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 754344