0087821

IDENTIFICATION REFERENCE

This Instrument Prepared By:
WYATT, TARRANT & COMBS
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 244-0020

95 AUG 10 AM 8:28

REGISTER

BOOK 9757 PG 933

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Nos.:
Clifford R. Presley and wife, Johnna L. Browning Presley 2910 McGavock Pike Nashville, TN 37214	**SAME**	**77-08-0 27**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, I, Lee P. Duke, a widow ("Grantor"), has bargained and sold and does hereby transfer and convey unto Clifford R. Presley and wife, Johnna L. Browning Presley ("Grantees"), their heirs and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Land in the 3rd Civil District of Davidson County, Tennessee, being lot No. 40 and the southerly half of lot No. 41 on the Plan of Sunset View, not of record, described together as follows:
>
> Beginning on the easterly margin of McGavock Pike at a point 150 feet south of the southwest corner of the property conveyed to Ann Holman for life, etc., by deed from George I. Waddey, Jr., of record in Book 2249, page 89, Register's Office for said County; thence with said pike southwardly 150 feet to the corner of lots Nos. 39 and 40; thence with the line between said two lots eastwardly 365 feet to the westerly line of the Ben Woodard property; thence with said line northwardly 150 feet to a point 150 feet south of the southeast corner of said Holman property; thence westwardly 364.4 feet, more or less, to the beginning.
>
> Being the same property conveyed to Allon R. Duke and wife, Lee P. Duke, by Warranty Deed from William R. Allred and wife, Mildred M. Allred, of record in Book 3127, page 533, Register's Office for Davidson County, Tennessee. The said Allon R. Duke having since died.
>
> This conveyance is made subject to restrictions of record in Book 808, page 158, said Register's Office.

This is improved property known as 2910 McGavock Pike, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise

appertaining, to the said Grantees, their heirs and assigns, forever.

AND Grantor does hereby covenant with Grantees that she is lawfully seized and possessed of the Property in fee simple; that she has good right to sell and convey the same; and that the same is unencumbered, except for 1995 real estate taxes Grantees agree to assume.

AND Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31st day of July, 1995.

Lee P. Duke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $112,900.

AFFIANT

Subscribed and sworn to before me, this 31st day of July, 1995.

NOTARY PUBLIC

My Commission Expires:

5-23-98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this county, Lee P. Duke, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of July, 1995.

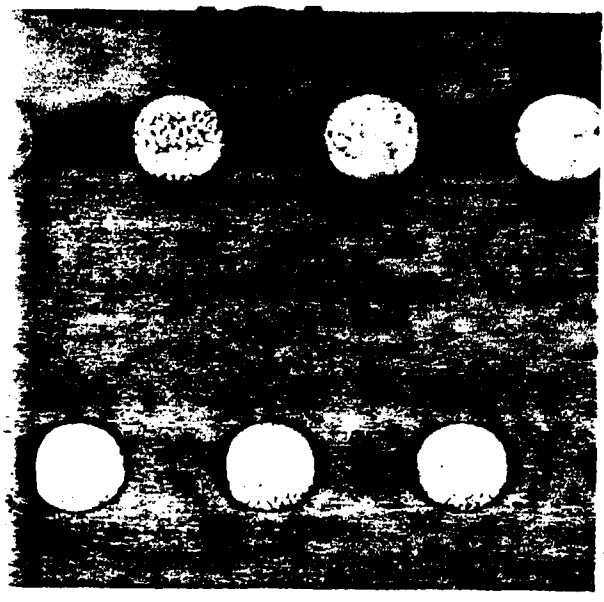
NOTARY PUBLIC

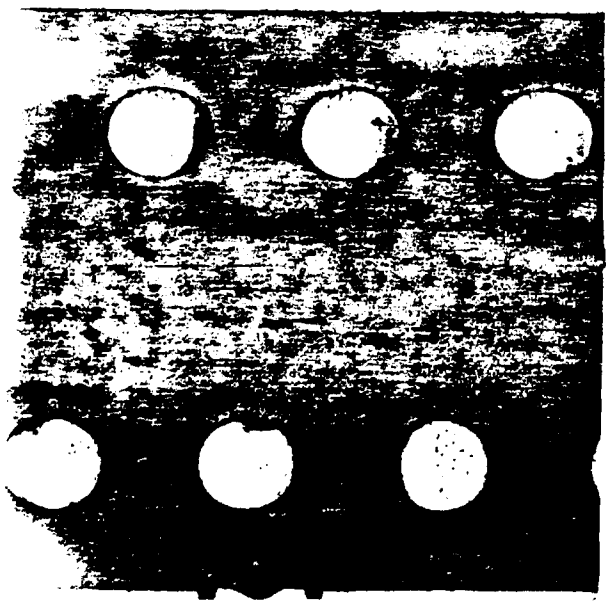
My Commission Expires:

5-23-98

H:\RMCAL\DUKE.WD (July 17, 1995)

410 3101 03CHECK 426.73





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

RECEIVED OF _____

FOR _____

BOOK 9757 PG 943

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
112900.00
CON TX 417.73
PRFEE 1.00
MDEED 8.00
TOTAL 426.73
CHECK 426.73

08/10/95 01 08:28 0001 0669

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00878211
IDENTIF. ↑ REFERENCE

95 AUG 10 AM 8:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 939674