BOOK 9785 PG 689

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 50,000.00

John M. Carter
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 29th day of August 1995

Mitchell A. Watts
Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JOHN M. CARTER 1504 Fatherland Street Nashville, Tennessee 37215	JOHN M. CARTER P.O. Box 60926 Nashville, Tennessee 37206	MAP 83-13 PARCEL 417

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY THOUSAND AND NO/100---------- ($ 50,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , CHARLES T. DUKES

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto JOHN M. CARTER, UNMARRIED

hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 117 on the Map of Lindsley Home Place as of record in Plan Book 2, page 92, of the Chancery Court of Nashville, Tennessee.

SAID Lot No. 117 fronts 50.0 feet on the southerly side of Fatherland Street and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Uly T. Dukes and wife, Ann E. Dukes, by deed from Felix F. Walker and wife, Betty Jo Walker, of record in Book 2139, page 289, Register's Office for Davidson County, Tennessee; the said Uly T. Dukes and Ann E. Dukes having both since died intestate with Uly T. Dukes predeceasing Ann E. Dukes and she leaving her son, Charles T. Dukes, as her sole heir at law.

95 SEP -6 AM 10:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE

009714

This is improved property known as 1504 Fatherland Street, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Lindsley Home Place of record in Book 2 , page 92 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___, _his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my_ hand___on this the __29th__ day of ____August____, 19 95 .

Charles T. Dukes

CHARLES T. DUKES

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0713 09/06 0101 03CHECK 194.00

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 CHARLES T. DUKES, the 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 and official seal this __29th__ day of ___August____ , 19 95 .

Mitchell A. Watts

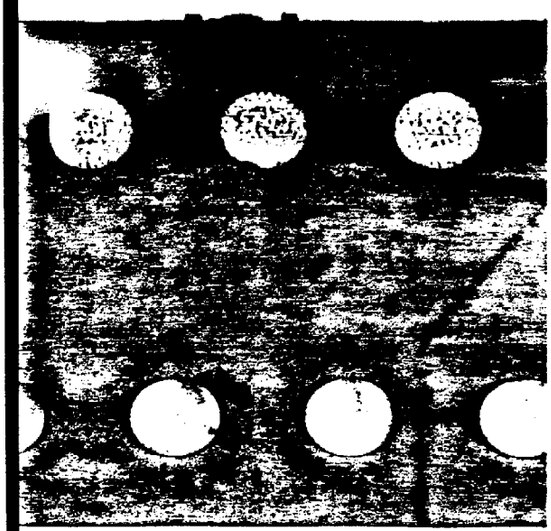
My Commission Expires: November 22, 1997 Notary Public

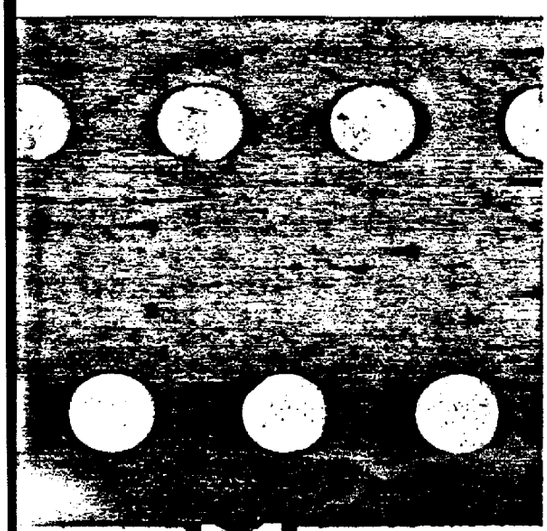
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, and that _____ 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 this _____day of _____ , 19 ____.

My Commission Expires: _____ Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 9785 PG 691

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	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	8.00
TOTAL	194.00
CHECK	194.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0097141
IDENTIF. ↑ REFERENCE

95 SEP -6 AM 10:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 949615