STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES: 1-25-97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Diedre A. Duker (NAME) | Norwest MOrtgage, Inc. (NAME) | MAP 105 |
| 833 Glen Avenue (ADDRESS) | P.O. Box 5137 (ADDRESS) | GROUP 14 |
| Nashville, TN 37204 (CITY) (STATE) (ZIP) | Des Moines, IA 50306-5137 (CITY) (STATE) (ZIP) | PARCEL 35 |

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, Brad Rader, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Diedre A. Duker and Mary E. Duker, as tenants in common

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 the westerly 50 feet of the westerly 150 feet of Lot No. 95 on the plan of Waverly Loan Company's Property, called "Waverly Place", of record in Book 57, page 95, Register's Office for said County, and being further described according to the Mortgage Loan Inspection by John Kohl & Company, P.C., Registered Land Surveyor TN #100, dated August 29, 1988, File #35754-R 71, as follows:

Beginning at a point on the southwesterly margin of Glenn Avenue (also known as Glen Ave.) at the common front corners of Lots 95 and 96 on said plan, thence, northwestwardly, with the southwesterly margin of said Glenn Avenue, 75 feet, to a point, on the said southwesterly margin of said Avenue; thence southwestwardly 200 feet to a point located on the northeasterly margin of a 20 foot alley, said point being 107 feet west of the southeasterly rear corner of said Lot 95; thence, northwestwardly 50 feet to a point on said alley; thence, northeastwardly 200 feet to a point on the southwesterly margin of said Glenn Avenue; thence, southeastwardly 50 feet to the point of beginning.

Being the same property conveyed to Brad Rader by deed from Ronald Steine, Trustee and Dudley C. Richter and wife, Peggy Richter, of record in Book 7657, Page 153, Register's Office for said County.

The said Brad Rader and Brad A. Rader being one and the same person.

1193 07/29 0101 03CHECK 286.13

unimproved ( )
This is improved ( X ) property, known as 833 Glen Avenue, Nashville, TN 37204
(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 18th day of September 19 95

Brad A. Rader

Brad Rader

BOOK 9800 PG 346

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 Brad Rader

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 at Nashville, Tennessee, this 18th day of September, 1995.

Commission expires May 24, 1997

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

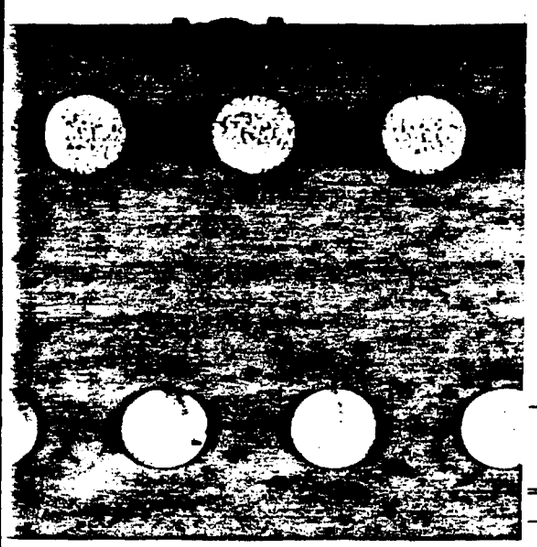
Notary Public

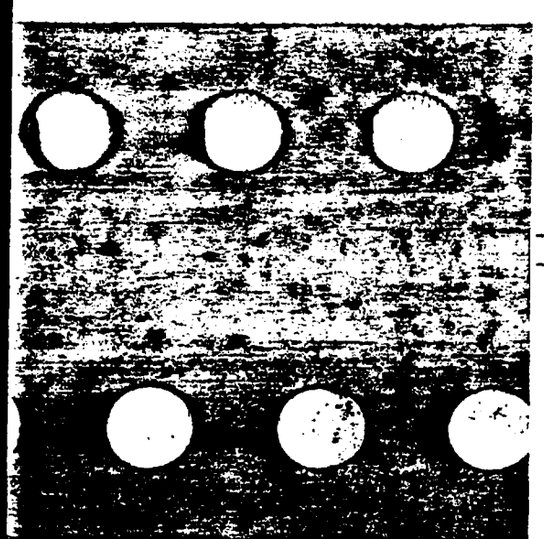
0102124

IDENTIF. ↑ REFERENCE

95 SEP 20 PM 2:03

FELIX Z. MALSCHITZKY REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9800 PG 347

| | | |
|---|---|---|
| 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 74900.00 | |
| | | | CON TX 277.13 | |
| | | | PRFEE 1.00 | |
| | | | WDEED 8.00 | |
| | | | TOTAL 286.13 | |
| | | | CHECK 286.13 | |
| 09/20/95 | 01 | | 14:04 0001 6103 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0102124
IDENTIF. ↑ REFERENCE

95 SEP 20 PM 2:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 954940