**WARRANTY DEED**

BOOK 9870 PG 347

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,800.00

Dannie Hodges
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF NOVEMBER, 1995.

RICHARD R. HEDGEPATH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

My Commission Expires NOV 22, 1997

THIS INSTRUMENT PREPARED BY: Richard R. Hedgepath, Attorney
4800 Charlotte Ave.
Nashville, TN 37209

| NEW OWNER(S) | SEND TAX BILLS TO: | MAP & PARC. |
|---|---|---|
| **Dannie Hodges** | Same | Map 91-10 |
| P.O. 1381 | | Parcel 426 |
| Smyrna Tn 37167-1331 | | 8DA-23590 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **A. W. DUKE** AND **H. C. DUKE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANNIE HODGES**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING at a monument in the west right-of-way of Lovell Street; thence north 65 deg. 30 min. 00 sec. west 159.78 feet to a monument; thence south 65 deg. 12 min. 29 sec. west 80.78 feet to an iron pin; thence south 65 deg. 30 min. 00 sec. east 107.84 feet to an iron pin; thence south 25 deg. 13 min. 00 sec. west 59.89 feet to the point of beginning, according to a category 1 survey by H & H Land Surveying, Inc., a Tennessee licensed survey company, dated 11/03/95.

BEING the same property conveyed to H.C. Duke and A.W. Duke by deed from Plant Equipment Leasing Co., Inc. of record in Book 5868, Page 921, Register's Office for Davidson County, Tennessee.

There is a minimum building setback line of 20 feet from the right-of-way of Lovell Street; a public utility and drainage easement of 10 feet along the rear of the property and a water service easement crossing the lot as per the survey mentioned above.

The above description is not the same as in the previous deed of record.

513 Lovell Street, Nashville, TN 37209
(House Number) (Street) (City) (State) (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 GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 our hands this 22nd day of November, 1995.

A. W. Duke
**A. W. DUKE** - SELLER

H. C. Duke
**H. C. DUKE** - SELLER

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

BOOK 9570 PG 348

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **H. C. Duke**, 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 22nd day of November, 1995.

Belinda C. Dixon
NOTARY PUBLIC

BELINDA C. DIXON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My commission expires: 11/22/97

STATE OF TENNESSEE )
)
COUNTY OF Cannon )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **A. W. Duke**, 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 Woodbury, Tennessee, this 22nd day of November, 1995.

Amy Parker
NOTARY PUBLIC

AMY PARKER NOTARY PUBLIC CANNON CO., TENN.

My commission expires: 6-1-96

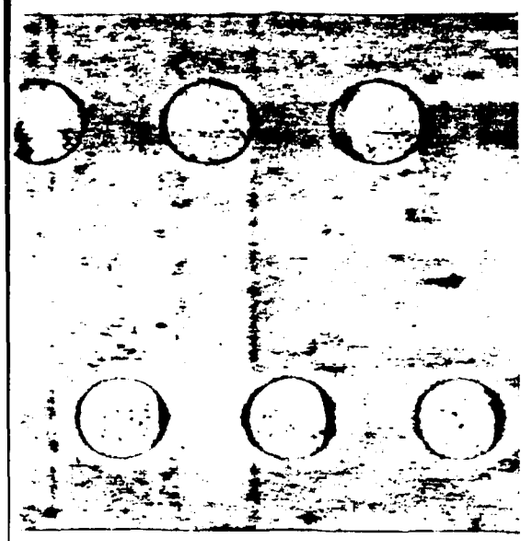
PICK-UP

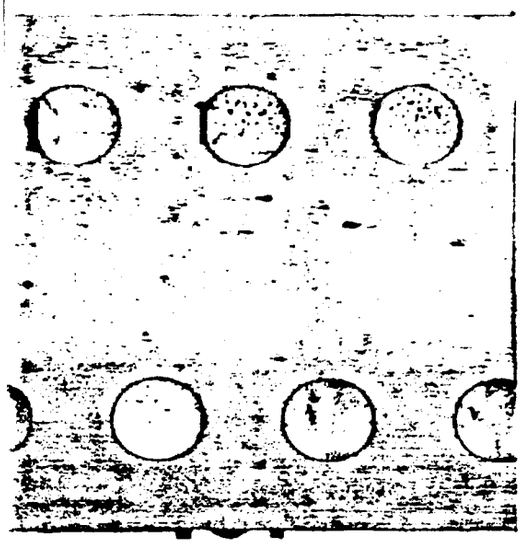
95 NOV 29 AM 11:40

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

012655

2143 11/29 0101 03CHECK 52.66





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

RECEIVED OF _____

FOR _____

BOOK 9870 PG 349

| | | |
|---|---|---|
| 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 | 11800.00 |
| CON TX | 43.66 |
| PRFEE | 1.00 |
| MDEED | 8.00 |
| TOTAL | 52.66 |
| CHECK | 52.66 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 2143

0126455
IDENTIFICATION REFERENCE

95 NOV 28 AM 11:40
FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

**No.** 980669