BOOK 9985 PG 770

WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Mr. Rob Darnell	Same	Map# 44-14
802 Fowler Street		Parcel# 53
Old Hickory, TN 37138		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 35,250.00.

Roger D. Duke
Affiant

SWORN TO AND SUBSCRIBED before me this the 5th day of December 1995.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES JUNE 22, 1999

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, ROGER D. DUKE and wife, LINDA DUKE, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto ROB DARNELL, hereinafter referred to as Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 97 on the Map of Section 1, Rolling Green Subdivision, of record in Book 1424, page 75, Register's Office for Davidson County, Tennessee.

SAID Lot No. 97 fronts 95 feet on the west side of Fowler Street and runs back between lines 239.9 feet on the north line and 243.1 feet on the south line to a dead line in the rear on which it measures 95 feet.

BEING the same property as conveyed to Lura Duke by Deed from Verner P. McKiness and wife, Cornelia Wiles McKiness of record in Book 2135, page 51, Register's Office for Davidson County, Tennessee. The said Lura Duke having since died and BEING the same property as devised to Roger D. Duke as devisee under the Will of Lura Scott Duke, deceased, of record in Will Book 201, page 406, Probate Court for Davidson County, Tennessee, Docket No. 95P-1701. Lura Duke and Lura Scott Duke being one and the same person.

This is improved property, known as 802 Fowler Street, Old Hickory, Tennessee 37138.

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, successors and assigns forever, and the said Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above stated.

THE SAID LINDA DUKE, joins in this conveyance for the sole purpose of conveying any marital rights she may have in and to said tract or parcel of land.

AND THE SAID GRANTORS further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 5th day of December 1995.

X Roger D Duke
ROGER D. DUKE

X Linda Duke
LINDA DUKE

STATE OF TENNESSEE)
COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROGER D. DUKE and wife, LINDA DUKE the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Memphis, Tennessee on this the 5th day of December 1995.

Loletta Taylor
Notary Public

My Commission Expires: MY COMMISSION EXPIRES JUNE 22, 1999

SHELBY CO.

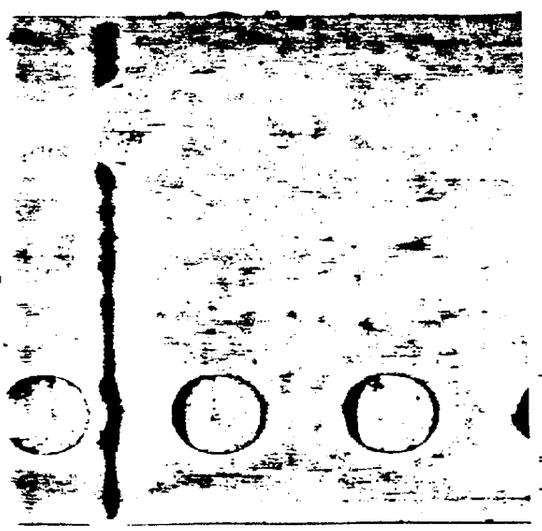
95 DEC 12 AM 9:29
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

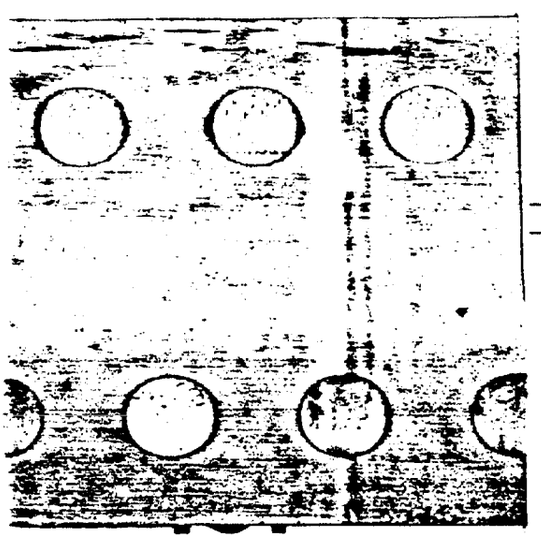
PICK-UP

0131199
IDENTIF. & REFERENCE

7353 12/12 0101 03CHECK 128.33

C:\WP51\REAL\DUKE.WD\2301-1250





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

RECEIVED OF _____

FOR _____

BOOK 9985 PG 772

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 32250.00
CON TX 119.33
PRFEE 1.00
WDEED 8.00
TOTAL 128.33
CHECK 128.33

12/12/95 01 09:28 0001 7353

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0131199 IDENTIF. ↑ REFERENCE

95 DEC 12 AM 9:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 985822