BOOK 9953 PG 434

WARRANTY DEED

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$160,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20 DAY OF Feb., 1998.

NOTARY PUBLIC

NOTARY PUBLIC

MY COMMISSION EXPIRES: AT LARGE

RICHARD R. HEDGEPATH NOTARY PUBLIC DAVIDSON COUNTY, TENN. 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.
Tracy Wayne Duke and wife,		Tract A:
Karen Darlene Duke	Same	91-10p.427
		Tract B:
5628 Stoneway Trail		69-160p.16
		Tract C:
Nashville, TN 37209		91-10p.430

FOR AND IN 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, I, **H. C. DUKE**, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRACY WAYNE DUKE** AND WIFE, **KAREN DARLENE DUKE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, MY ONE-HALF UNDIVIDED INTEREST IN THE FOLLOWING DESCRIBED TRACTS OF LAND, HEREIN REFERRED TO AS TRACT A, TRACT B AND TRACT C IN DAVIDSON COUNTY, STATE OF TENNESSEE: TO-WIT:

TRACT A:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Holman Heights, which is of record in Plan Book 5060, Page 116, Register's Office for Davidson County, Tennessee, which is a resubdivision of a portion of Block "G" on the original plan of Holman Heights as of record in Plan Book 332, Page 7, Register's Office for Davidson County, Tennessee.

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 918, Register's Office for Davidson County, Tennessee.

This instrument is made subject to the Plan of record in Book 5060, Page 116, said Register's Office and to all applicable local government planning, building and zoning regulations.

This is improved property known as **5815 Robertson Avenue, Nashville, TN.**

TRACT B:

THREE tracts of land in the Village of Bordeaux, in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, described as follows:

Tract No. 1: Beginning at a point in the southwesterly margin of New Highway No. 112, 180 feet from Manchester Avenue, being a point 15 feet, more or less, northeasterly from the northwesterly corner of a lot conveyed to Lena L. Nelson, by deed from L. A. Nelson and wife, of record in Book 1033, Page 50, Register's Office for said County; and running thence north 56 deg. 59 min. west, with the southwesterly margin of said New Highway No. 112, 60 feet, more or less, to the northeasterly corner of a lot conveyed to J. W. Coleman and wife, Lou Vina Coleman, by deed from J. L. Robins and wife, of record in Book 932, Page 500, said Register's Office; thence southwesterly, with the line of said lot, 150 feet, more or less, to the southeasterly corner of said lot, being also the northeasterly corner of a lot of land conveyed to Mrs. Loula M. McPherson by deed from W. E. Hyde and wife, of record in Book 494, Page 388, said Register's Office; thence south 52-1/2 deg. east 60 feet, more or less, to the southwesterly corner of a lot of land conveyed to Mrs. Maggie Robins by deed from L. A. Nelson of record in Book 496, Page 405, said Register's Office; and thence northeasterly 150 feet, more or less, to the beginning.

Tract No. 2: Beginning at a point in the southwesterly margin of New Highway No. 112, said beginning point is the northwest corner of property conveyed to C. L. Maxwell and wife, by deed from Joe Walkup, Trustee, of record in Book 1303, Page 141, Register's Office for said County; thence with the southwesterly margin of New Highway No. 112, northwesterly 74 feet to Coleman's southeast line; thence with Coleman's line in a southwesterly direction 150 feet, more or less, to a point; thence southeastwardly 74 feet to a point; thence in a northeasterly direction 150 feet, more or less, to the southwesterly margin of New Highway No. 112, the point of beginning.

Tract No. 3: Beginning on the southwesterly margin of New Highway No. 112 at the northwest corner of the property conveyed to Virgil McCool and wife, by deed from J. W. Coleman and wife, of record in Book 1306, Page 608, Register's Office for said County; thence with McCool's west line southwestwardly 150 feet, more or less, to McCool's southwest corner; thence northwestwardly 178 feet, more or less, to the southeasterly margin of Ashton Avenue; thence with said Avenue northeastwardly 150 feet, more or less, to the southwesterly margin of Highway No. 112; thence with said Highway southeastwardly 110 feet, more or less, to the point of beginning.

INCLUDED in the above description, but EXCLUDED therefrom is the land conveyed to Alan C. Jackson by deed of record in Book 4669, Page 26, and to the State of Tennessee by deed of record in Book 5873, Page 346, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to A. W. Duke and H. C. Duke by deed from Billy R. Potter and wife, Joyce Potter, of record in Book 6285, Page 192, Register's office for Davidson County, Tennessee.

This is improved property known as **3407 Clarksville Pike, Nashville, TN.**

TRACT C:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Holman Heights, which is of record in Plan Book 5060, Page 116, Register's Office for Davidson County, Tennessee, which is a resubdivision of a portion of Block "G" on the original plan of Holman Heights as of record in Plan Book 332, Page 7, Register's Office for Davidson County, Tennessee.

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 924, Register's Office for Davidson County, Tennessee.

This instrument is made subject to the Plan of record in Book 5060, Page 116, said Register's Office and to all applicable local government planning, building and zoning regulations.

This is improved property known as **516 & 518 Nichol Rd., Nashville, TN.**

H. C. Duke and Howard C. Duke are one and the same person.

The above descriptions are the same as in the previous deeds of record.

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 20 day of February, 1996.

H. C. Duke

H. C. DUKE - SELLER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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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 20th day of February, 1996.

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

NOTARY PUBLIC

My commission expires: _____

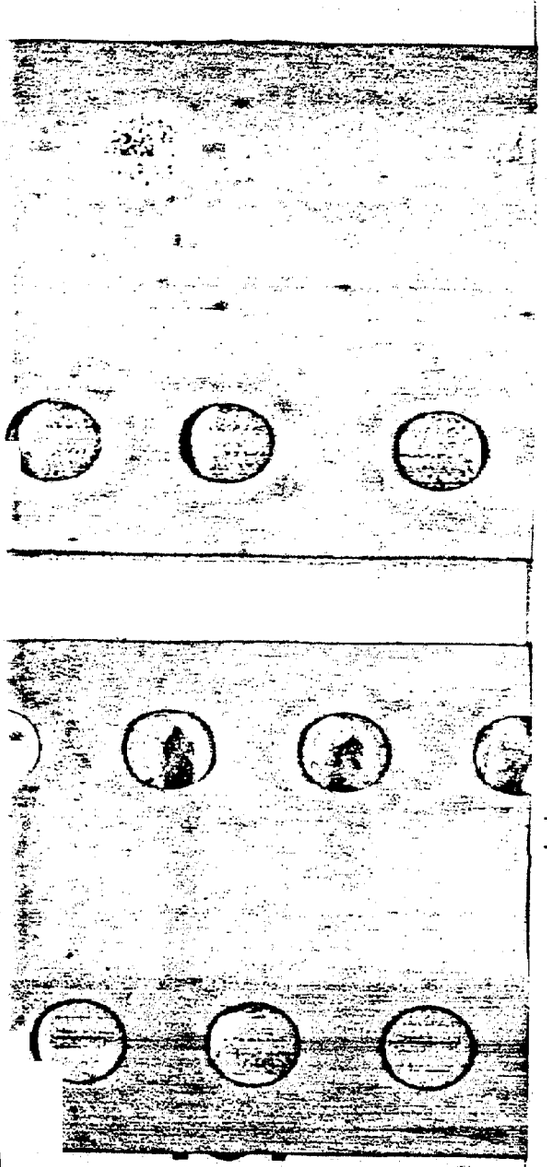
My Commission Expires NOV. 22, 1997

9975 02/21 0101 03CHECK 605.00

01522257
IDENTIFICATION REFERENCE

95 FEB 21 AM 10:34
FELIX A. DELK, REGISTER
DAVIDSON COUNTY, TN.

PICK-UP



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

RECEIVED OF _____

FOR _____

BOOK 9953 PG 437

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	160000.00
CON TX	592.00
PRFEE	1.00
MDEED	12.00
TOTAL	605.00
CHECK	605.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 9975

0152257
IDENTIF. & REFERENCE

96 FEB 21 AM 10: 34
FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 1008149