Box 17

BOOK 10006 PG 301

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,500.00

Karen J. Nikolai
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April 19 96

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 1/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert D. Duke (NAME)	same (NAME)	MAP 14
7427 Bidwell Road (ADDRESS)	(ADDRESS)	PARCEL 76
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	14D38160

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, Robert W. Wingo and wife, Sharon L. Wingo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert D. Duke and wife, Karen J. Nikolai

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 Lot No. 52 on a survey of Division of Lot Number 2, H. T. Hays Tract, described according to a survey made by D. E. Bonner and E. Medlin, dated December 20, 1963, as follows:

Beginning at a point in the southwest margin of Bidwell Road, 8640.15 feet from the margin of Old Clarksville Pike; thence, South 59 deg. West 409 feet to a point; thence South 87 deg. 15' East 105 feet to a point; thence, South 3 deg. 30' West 176 feet to a point; thence, North 59 deg. East 417.3 feet to a point in the southwest margin of Bidwell Road; thence, with the margin of same, North 31 deg. West 202.75 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to Robert W. Wingo and wife, Sharon L. Wingo by deed from Walter F. Duke and Louise M. Duke of record in Book 5670, page 668, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1996 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 7427 Bidwell Road, Joelton, TN 37080
(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 our hand s this 4th day of April 19 96

Robert W. Wingo
Robert W. Wingo

Sharon L. Wingo
Sharon L. Wingo

BOOK 10006 PG 302

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 Robert W. Wingo and wife, Sharon L. Wingo

the bargainor s, 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 Nashville, Tennessee, this 4th day of April 19 96.

Commission expires 11/22/97

Laura A. Beasley
Notary Public

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_____.

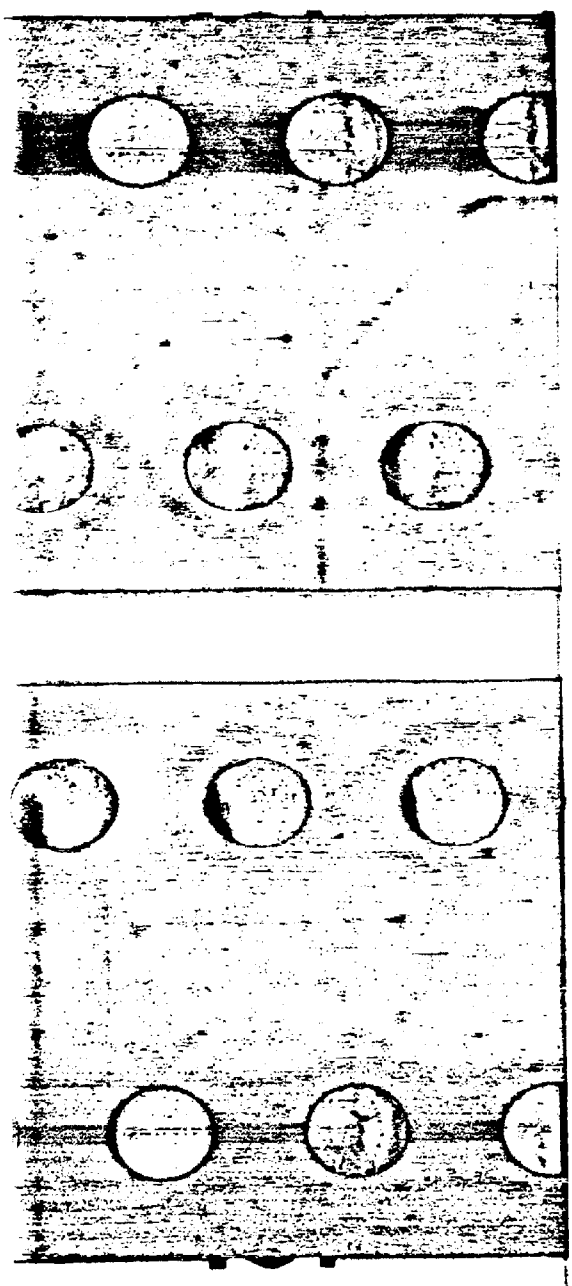
My commission expires _____

_____
Notary Public

01682297
IDENTIF. & REFERENCE.

96 APR -8 AM 9:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7208 04/08 0101 03CHECK 491.85



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10006 PG 303

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	130500.00
			CON TX	482.85
			PRFEE	1.00
			WDEED	8.00
			TOTAL	491.85
			CHECK	491.85

04/08/96 01 09:21 0001 7208

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0168297
IDENTIF. ↑ REFERENCE

96 APR -8 AM 9:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025196