WARRANTY DEED

BOOK 10006 PG 517

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

Raymond Duke Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April 1996

Notary Public

MY COMMISSION EXPIRES: 7/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond Duke (NAME)	Same (NAME)	MAP 73-10
2620 Morgan Meade Drive (ADDRESS)	(ADDRESS)	PARCELS 70 & 71
Nashville (CITY) TN (STATE) 37216 (ZIP)	(CITY) (STATE) (ZIP)	

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, James C. Joslin, Jr. and wife, Patricia A. Joslin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond Duke and wife, Sonja Duke

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:

TRACT NO. 1
Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Moss Rose Estates, of record in Book 4860, page 112, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 34 fronts on the northerly margin of a cul-de-sac on Goode Court a total of 97.76 feet, being a broken line, and runs back 105.00 feet on the westerly side lot line, and 112.59 feet on the easterly side line to a line in the rear measuring 85 feet thereon.

TRACT 2
Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Moss Rose Estates, of record in Book 4860, page 112, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point being the common front corner of Lots Nos. 35 and 36 thence 97.98 feet eastwardly along the northerly line of said lot, to a point; thence 105.99 feet southerly along the easterly line of said lot to a point; thence westwardly along the margin of Goode Court 85 feet to a point; thence with a curve to the right with a 25 foot radius, a distance of 39.27 feet to a point; thence with the margin of Morganmeade Drive in a northerly direction, a distance of 122 feet to the point of beginning.

Being the same property conveyed to James C. Joslin, Jr. and wife, Patricia a. Joslin, by Deeds of record in Book 5906, page 830 and Book 5415, page 805, Register's Office for Davidson County, Tennessee.

unimproved (X) is improved ( ) property, known as Lots 34 & 35 Morganmeade Drive, Nashville, TN 37216
(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 3rd day of April 19 96

James C. Joslin, Jr.
James C. Joslin, Jr.

Patricia A. Joslin
Patricia A. Joslin

BOOK 10006 PG 518

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 James C. Joslin, Jr. and wife, Patricia A. Joslin

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 GOODLETTSVILLE, Tennessee, this 3rd day of April, 1996.

Commission expires 11/20/96

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

MAIL ENV.

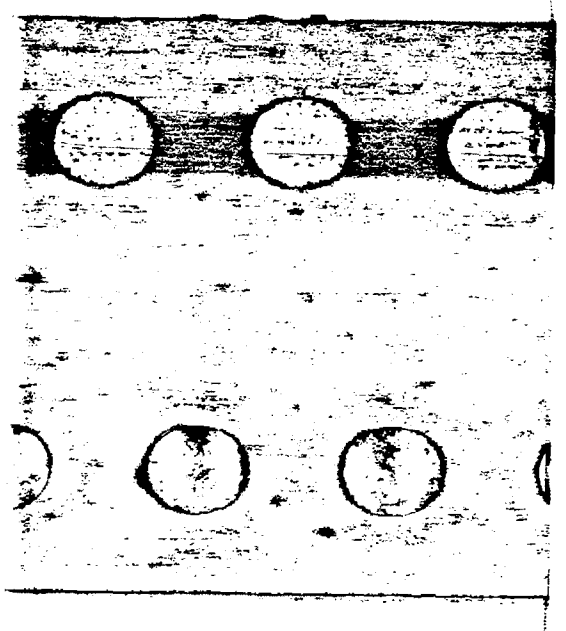
96 APR -8 AM 9:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

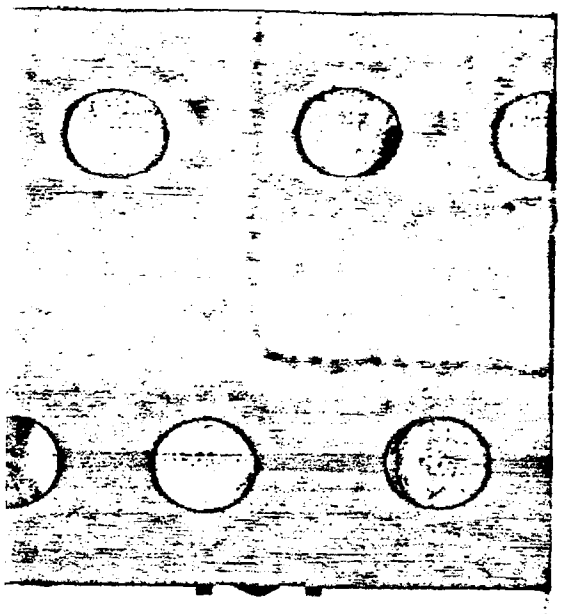
IDENTIF. & REFERENCE

0168374

7285 04/08 0101 03CHECK

27.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10006 PG 519

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	5000.00
CON TX	18.50
PRFEE	1.00
WDEED	8.00
TOTAL	27.50
CHECK	27.50

04/08/96 01 09:57 0001 7285

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0168374
IDENTIF. ↑ REFERENCE

96 APR -8 AM 9:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025273