WARRANTY DEED

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,700.00

Mark A. Groves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE 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.
MARK ANTHONY GROVES and **MARK CLAYTON WARREN**	Same and also to mortgagee, H. C. Duke	Map 91-10
5805A Leslie Ave.	7435 Lakeview Dr.	Parcel 145
Nashville, TN 37209	Nashville, TN 37209	8DA-22855

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 **MARK ANTHONY GROVES** AND **MARK CLAYTON WARREN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 40 of the Subdivision B. F. Cockrill Farm, of record in Book No. 332, Page 41, Register's Office for said county.

SAID Lot No. 40 fronts 50 feet on the southerly side of Leslie Avenue and extends back southwardly, between parallel lines, 150 feet to an alley.

BEING the same property conveyed to H. C. Duke, unmarried, by deed from Johnny E. Spivey and wife, Glenda Sue Spivey, of record in Book 8663, Page 161, Register's Office for Davidson County, Tennessee.

The property, including all improvements, is sold "AS IS" without warranty of condition of the premises.

The above description is the same as in the previous deed of record.

5805A **Leslie Avenue, 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 GRANTEES, their heirs and assigns, forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 30th day of July, 1996.

H C Duke
H. C. DUKE - SELLER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 10138 PG 926

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 30th day of July, 1996.

NOTARY PUBLIC

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

My Commission Expires NOV. 22, 1997

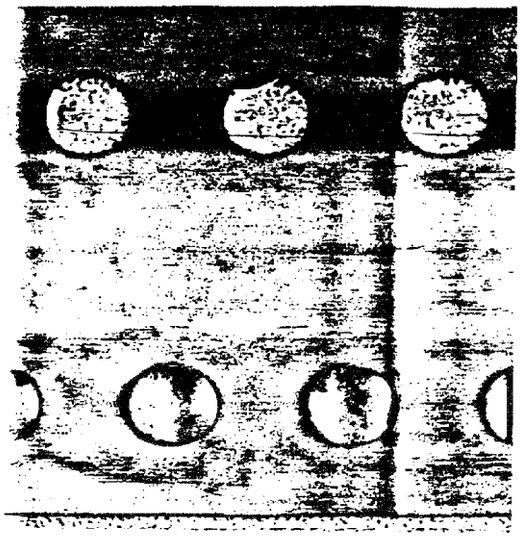
My commission expires: _____

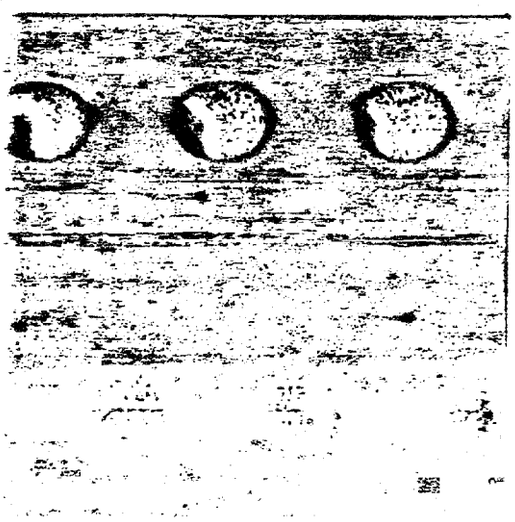
0209239
IDENTIF. & REFERENCE

96 JUL 31 PM 12:24
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1353 07/31 01:01 03CHECK 237.29





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

RECEIVED OF _____

FOR _____

BOOK 10138 PG 927

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 61700.00
				CON TX 228.29
				PRFEE 1.00
				WDEED 8.00
				TOTAL 237.29
				CHECK 237.29
			07/31/96 01	12:27 0001 1353

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209239 IDENTIF. ↑ REFERENCE

96 JUL 31 PM 12:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1068942