47

BOOK 10140 PG 180

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 64,900.00

James L. May, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF July 19 96

Bertie J. Whitaker
Notary Public

MY COMMISSION EXPIRES 11-27-99

BERTIE J. WHITAKER NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. May, Jr. (NAME)	First Investment Company (NAME)	MAP 43-9
246 Duling Avenue (ADDRESS)	Post Office Box 729 (ADDRESS)	PARCEL 306
Madison, TN 37115 (CITY) (STATE) (ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	11D-55705

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, Charles R. Duke and Treshia D. Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. May, Jr. and Anna K. May, (Married)

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:

LAND in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 2, Block "M", on the Map of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for said County.

SAID part of Lot No. 2 fronts 50 feet on the South side of Duling Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Charles R. Duke and wife Treshia D. Duke by deed from Lovell Tee Roberts and wife, Grady Lee Roberts, of record in Book 6488, Page 547, Register's Office for said County.

96 AUG -1 AM 10:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

U209999
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 246 Duling Avenue, Madison, TN 37115
(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 29th day of July 19 96

X _____
Charles R. Duke

X _____
Treshia D. Duke

1-800-626-5427

BOOK 10140 PG 181

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 Charles R. Duke and Treshia D. Duke

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 29th day of July, 19 96.

Commission expires 11-27-99

Bertie Jo Whitaker
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 _____.

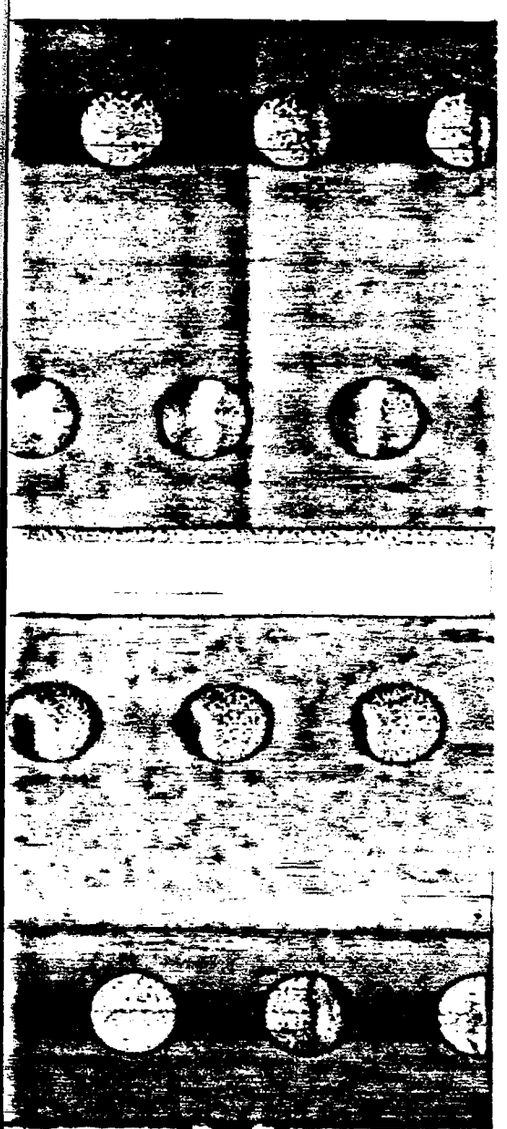
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC OF TENNESSEE

1673 08/01 01:01 03CHECK 249.13



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

RECEIVED OF _____

FOR _____ BOOK 10140 PG 182

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 64900.00
				CON TX 240.13
				PRFEE 1.00
				WDEED 8.00
				TOTAL 249.13
				CHECK 249.13
			08/01/96 01	10:11 0001 1673

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209539
IDENTIF. ↑ REFERENCE

96 AUG -1 AM 10:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1069257