BOOK 10537 PG 608

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

James T Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 1997

Notary Public

MY COMMISSION EXPIRES 5-13-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title Co., 223 Madison Street, S. 102, Madison, TN 37115
DEANIE L. GREGORY, ATTORNEY

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Thomas Duke	Donna Palmer Burns	MAP 118-8
and wife, (NAME) Leona Duke	(NAME)	
2414 Winford Avenue	c/o James M. Burns	PARCEL 103
(ADDRESS)	P. O. Box 1 (ADDRESS)	
Nashville, TN 37211	Old Hickory, TN 37138	
(CITY) (STATE) (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, Donna Palmer Burns and Willard Edgar Palmer Heirs-at-Law of Edgar W. Palmer, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Thomas Duke and wife, Leona 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:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 158 fronts 50 feet on the easterly side of Winford Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Edgar W. Palmer and wife, Elsie H. Palmer by deed from L. H. Redmon and wife, Katherine F. Redmon of record in Book 3311, Page 495, Register's Office for Davidson County, Tennessee. The said Elsie H. Palmer having predeceased Edgar W. Palmer. The said Edgar W. Palmer having since died on July 7,1994leaving Donna Palmer Burns and Willard Edgar Palmer as his only heirs-at-law.

97 FEB -3 PM 2:06
FELIX Z. NILSON, REGISTER
DAVIDSON COUNTY, TN.

0269536
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 2414 Winford Avenue, Nashville, TN 37211
(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 30th day of January, 19 97

Donna Palmer Burns

Willard Edgar Palmer By: Donna Burns
Donna Burns, Attorney-in-Fact

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 Donna Palmer Burns [illegible] to me known to be the person who executed the foregoing instrument individually and on behalf of Willard Edgar Burns and acknowledged that she executed the same [illegible]

[illegible] Witness my hand and official seal at Madison, Tennessee, this 30th day of January, 1997.

Commission expires 5/23/98

Notary Public

*as the free act and deed of the said Willard Edgar Palmer.

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 ______

2535 02/03 0101 03CHECK 212.50

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Donna Palmer Burns, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this the 30th day of January, 1997.

Commission expires: 5/23/98

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10337 PG 610

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

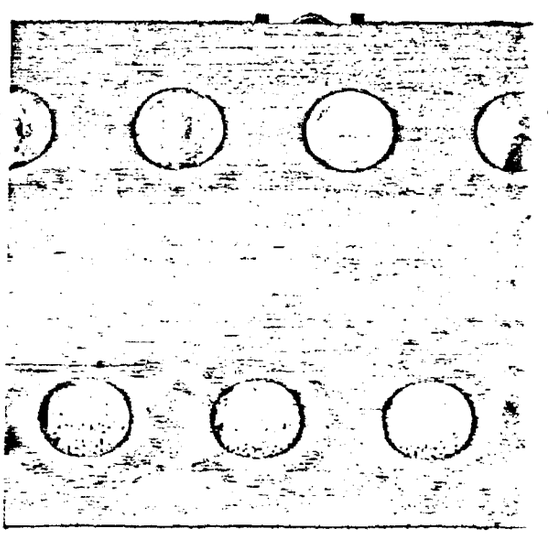
CAMT 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

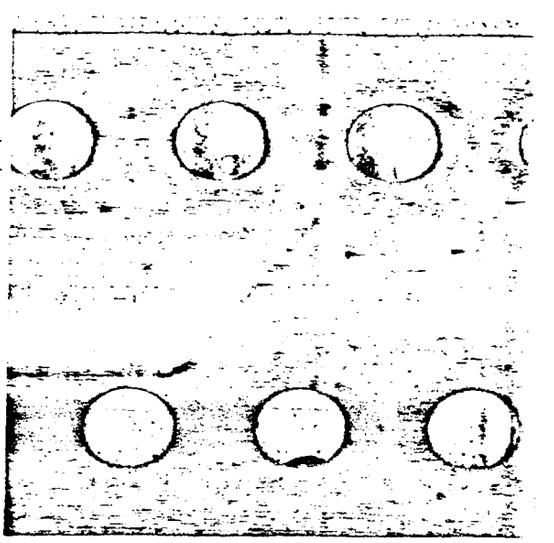
02/03/97 01 14:08 0001 2535

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0269536
IDENTIFICATION REFERENCE

97 FEB -3 PM 2:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





No. 1113056