0272421

IDENTIF. & REFERENCE

MAIL ENV.
97 FEB 12 AM 8:53
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
Premier Title & Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Tracy W. Duke 5628 Stoneway Trail Nashville, Tennessee 37209	Same	Map 103-3 Parcel 249

BOOK 10347 PG 566

For good and valuable consideration, receipt of which is hereby acknowledged, Lakeshore Estates, Inc. ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Tracy W. Duke and Karie L. Duke and Austin Wayne Duke, as Tenants in Common, with Tracy W. Duke and Karie L. Duke each owning a 25% undivided interest and Austin Wayne Duke owning a 50% undivided interest, ("Grantee"), their successors, and assigns, that certain real property in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 48 feet of Lot No. 2 of Block 20 on the Plan of Sylvan Park of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 48 feet on the southerly side of Nebraska Avenue and extends back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Lakeshore Estates, Inc., by Quitclaim Deed from H. B. Hawkins and wife, Annie O. Hawkins, of record in Book 10289, page 839, said Register's Office.

This is improved property known as 4803 Nebraska Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to the matters set forth above, has good right to convey it subject to the matters set forth above, and the same is unencumbered except as set forth above. Grantor further covenants and binds itself, its heirs, representatives, successors and assigns to warrant and forever defend the title to the said real property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except claims arising out of matters set forth above.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness my hand this 10th day of February, 1997.

LAKESHORE ESTATES, INC.

[illegible] 02/12 0101 03CHECK 330.90

BY: _____
T. H. Whitworth, Chairman of the Board

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared T. H. Whitworth, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chairman of the Board of Lakeshore Estates, Inc., the within named bargainor, and that he as such Chairman of the Board, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Lakeshore Estates, Inc. by himself as such Chairman of the Board.

Witness my hand and official seal at office in Nashville, Tennessee, on this 10th day of February, 1997.

_____
Notary Public

My Commission Expires: 7-21-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $87,000.00.

Affiant

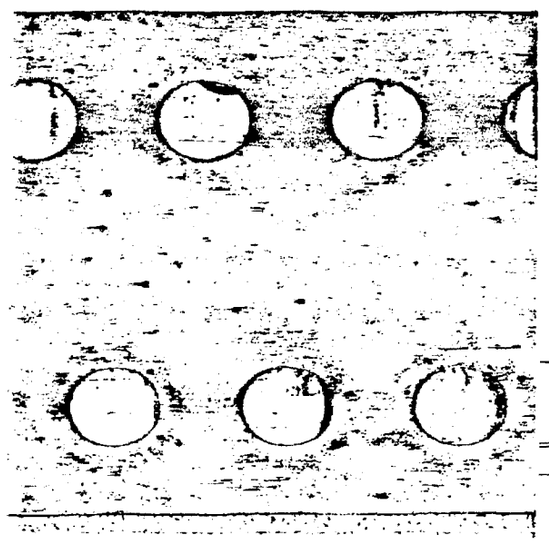
Subscribed and sworn to before me this 10th day of February, 1997.

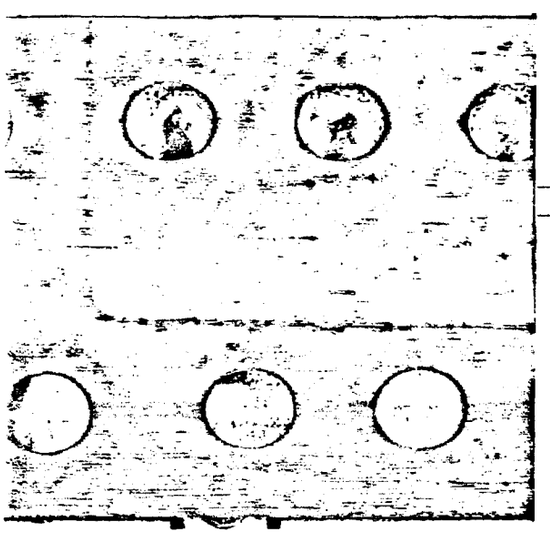
Notary Public

My Commission Expires:

11-27-99

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.





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

RECEIVED OF _____

FOR _____

BOOK 10347 PG 568

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	87000.00
CON TX	321.90
PRFEE	1.00
WDEED	8.00
TOTAL	330.90
CHECK	330.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 5665

0272421
IDENTIF. # REFERENCE

97 FEB 12 AM 8:53
DAVIDSON COUNTY, TN.

No. 1116138