WARRANTY DEED BOOK 10476 PG 324

PREPARED BY:

Mail
C. Patterson Cron
Lincoln & Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $89,900.00.

Bobby W. Dukes
Affiant

Sworn to and subscribed before me on this the 28th day of May, 1997.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: 4-12-99

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:
BOBBY W. DUKES
509 Fifteenth Street
Old Hickory, TN 37138

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 5-3-373

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, WE, MICHAEL R. STAFFIERI and wife, SANDY R. STAFFIERI, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto BOBBY W. DUKES, unmarried, hereinafter called GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 41 on the Revised Plan of Section "E", Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on Plan recorded December 30, 1948, in Book 1424, page 87, Register's Office for Davidson County, Tennessee; fronting 88.7 feet on Fifteenth Street, containing 0.73 acres, more or less.
>
> Being the same property conveyed to Michael R. Staffieri and wife, Sandy R. Staffieri, by deed from Billy L. Bradley and wife, Jolene W. Bradley, of record in Book 9726, page 346, Register's Office for Davidson County, Tennessee.

This is improved property known as 509 Fifteenth Street, Old Hickory, Tennessee, 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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, except as follows:

1) 1997 Davidson County taxes have been prorated and will be paid by the Grantees when due.

2) Plan of record in Plat Book 1424, page 87, Register's Office for Davidson County, Tennessee.

3) Reservation of easement as mentioned in the deed of record in Book 2279, page 631, said Register's Office.

And GRANTORS do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 28 day of May, 1997.

MICHAEL R. STAFFIERI

SANDY R. STAFFIERI

STATE OF GA

COUNTY OF Fulton

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, MICHAEL R. STAFFIERI and SANDY R. STAFFIERI, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nations Bank, Georgia, this the 22 day of May, 1997.

NOTARY PUBLIC

My Commission Expires: 1-8-01

CARRIE A. DOWNS
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
JAN 08 2001

03111163
IDENTIFICATION REFERENCE

97 JUN -3 AM 9:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7918 06/03 0101 03CHECK 341.63

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

RECEIVED OF _____

FOR _____

BOOK 10476 PG 326

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 89900.00
CON TX 332.63
PRFEE 1.00
WDEED 8.00
TOTAL 341.63
CHECK 341.63

06/03/97 01 09:16 0001 7918

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03111163
IDENTIFICATION REFERENCE

97 JUN -3 AM 9:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1157854