WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } BOOK 10492 PG 465

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF JUNE 1997.

MY COMMISSION EXPIRES:

RICHARD R. HEDGEPATH 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 & PARCEL
Donald H. Sepulski	Same	Map 101
100 Cavalcade Cir.		Parcel 127
Franklin, TN 37069		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **HOWARD C. DUKE**, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD H. SEPULSKI**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING a tract of land as shown on Property Map 101 Assessor's Office and lying in Metropolitan Davidson County, Tennessee bounded in general by River Road on the north; Michael Stevens on the east; Michael Stevens and Luther Cullum on the south and a 5.359 acre Duke Tract 2 division on the west, more particularly described as follows:

BEGINNING at an iron pin set on the north margin (30 ft. from the center) of River Road in the center of old abandoned road, the northwest corner of Michael Stevens (Ref. Deed Book 4093, Page 289, R.O.D.C.) thence leaving River Road and with Stevens' west and north line for nine calls:

First with Stevens and then with Luther Cullum (Ref. Deed Book 3405, Page 361, R.O.D.C.): S 35 deg. 41 min. 40 sec. E 278.99 ft. to an iron pin set thence leaving the abandoned road and with an ancient fence; S 82 deg. 34 min. 54 sec. W 103.81 ft. to a post; thence N 83 deg. 20 min. 17 sec. W 47.21 ft. to a post; thence N 65 deg. 00 min. 57 sec. W 86.93 ft. to a tree in the fence; thence N 54 deg. 25 min. 11 sec. W 54.48 ft. to a post; thence N 61 deg. 01 min. 03 sec. W 237.46 ft. to a Cedar tree; thence S 72 deg. 58 min. 11 sec. W 101.58 ft. to a post; thence N 83 deg. 46 min. 52 sec. W 160.74 ft. to a tree in the fence; thence N 85 deg. 30 min. 49 sec. W 61.06 ft. to a tree in the fence; thence with Luther Cullum N 87 deg. 44 min. 06 sec. W 177.99 ft. to a hickory in the fence, the southeast corner of Tract 2 (5.359 acres); thence leaving Cullum and with Tract 2 east line N 34 deg. 30 min. 31 sec. E 477.29 ft. to an iron pin set on the south margin of River Road; thence leaving Tract 2 and with the margin of River Road and a curve to the right having the following characteristics:

DELTA – 05 deg. 29 min. 56 sec.; RADIUS = 1859.89 ft.; ARC = 178.50 ft.; TANGENT = 89.32 ft; CHORD = S 59 deg. 48 min. 20 sec. E 178.43 ft. to a point; thence S 57 deg. 03 min. 22 sec. E 463.41 ft. to the point of beginning, containing 5.28 acres, more or less and being a portion of Howard C. Duke

property as recorded in Deed Book 5670, Page 97, Register's Office of Davidson County, Tennessee, according to a survey by Randolph L. Chapdelaine, R.L.S. #1444 and dated December 6, 1985.

BEING part of the same property conveyed to Howard C. Duke by deed from Howard E. Walker and wife, Joyce E. Walker of record in Book 5670, Page 97, Register's Office for Davidson County, Tennessee.

The above tract is subject to an ingress egress easement across the southeast corner in favor of Tract 2.

The above description is not the same as in the previous deed of record.

River Road, 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 GRANTEE, his heirs and assigns, forever; and I do covenant with said GRANTEE 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 GRANTEE, his 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 hands this 13th day of June 1997.

Howard C. Duke

HOWARD C. DUKE - Seller

3044 06/13 0101 03CHECK 156.63

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 **Howard 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 13th day of June 1997.

Belinda G. Dixon

NOTARY PUBLIC

My commission expires: 11/22/97

0315904

IDENTIFICATION REFERENCE

97 JUN 13 PM 3:18

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____ BOOK 10492 PG 467

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 39900.00
CON TX 147.63
PRFEE 1.00
WDEED 8.00
TOTAL 156.63
CHECK 156.63

06/13/97 01 15:21 0001 3044

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0315904
IDENTIF. & REFERENCE

97 JUN 13 PM 3:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1162931