56

WARRANTY DEED BOOK 10601 PG 781

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **29th** day of **August, 1997** by and between

ROBERT S. DUKE and PHYLLIS DUKE, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

NORITA CULBREATH and HERMAN CULBREATH ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

BEING LOT NO. 1, W.E. QUIN, JR.'S LEBANON ROAD SUBDIVISION, AS OF RECORD IN BOOK 1424, PAGE 111, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE DESCRIBED AS FOLLOWS:
SAID LOT FRONTS 100 FEET ON THE EASTERLY MARGIN OF LEBANON ROAD AND RUNS BACK BETWEEN PARALLEL LINES 275 FEET TO A DEAD LINE IN THE REAR MEASURING 100 FEET THEREON. .fi filespec.drv

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Robert S. Duke Jr.
ROBERT S. DUKE

Phyllis Duke
PHYLLIS DUKE

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **ROBERT S. DUKE and PHYLLIS DUKE, HUSBAND AND WIFE** , the within named bargainors, 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, at office, this **29th** day of **August, 1997**.

EDDY LOWE NOTARY PUBLIC AT LARGE DAVIDSON TENN.

Notary Public

Commission Expiration: _____

BOOK 10601 PG 782

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$89,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **29th** day of **August, 1997.**

Notary Public

My Commission Expires:

0346638

IDENTIF. & REFERENCE

97 SEP -9 AM 11:11

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	NORITA CULBREATH HERMAN CULBREATH 2003 LEBANON PIKE NASHVILLE, TN 37214	2003 LEBANON PIKE NASHVILLE, TN 37214 MAP PARCEL NUMBER 95-9-48

65.25 09/09 0101 03CHECK 341-6

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

RECEIVED OF _____

FOR _____ BOOK 10601 PG 783

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

09/09/97 01 11:10 0001 6575

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0346638
IDENTIF. # REFERENCE

97 SEP -9 AM 11:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1196036