60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 10670 PG 611

ADDRESS NEW OWNER:
Tracy W. Duke
5704 Stoneway Trail
Nashville, Tennessee 37209

SEND TAX BILL TO:
OWNER

MORTGAGEE:
A. W. Duke
730 Lake Ann Drive
Woodbury, TN 37190

MAP **91**
GROUP **10**
PARCEL **435 & 436**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Terance W. Janiak and Margieann L. Janiak, Co-Trustees for The Janiak Family Trust** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Tracy W. Duke and wife, Karen L. 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 Lots Nos. 1 & 2, on the Plan of McGowan Subdivision, of record in Book 5190, page 332, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Terance W. Janiak and Margieann L. Janiak, Co Trustees of The JaniakFamily Trust by deed from Larry L. Schmittou and wife, Shirley Schmittou , of record in Book 8935, page 270, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 5811 & 5813 Robertson Ave., Nashville, Tennessee 37209.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0366044
IDENTIFICATION REFERENCE

97 NOV -4 P1:12:42
FELICIA ... REGISTER
DAVID... CO. TN.

WITNESS our hands this the 30th day of October, 1997.

BOOK 10670 PG 612

Terance W. Janiak, Co-Trustee

Margieann L. Janiak, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Terance W. Janiak and Margieann L. Janiak, Co-Trustees for The Janiak Family Trust**, the 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 Warranty Deed for the purposes therein contained,

WITNESS my hand and official seal this 30th day of October, 1997.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $154,500.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of October, 1997.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001

7401 11/04 0101 03CHECK 580.65

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10670 PG 613

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 154500.00
CON TX 571.65
PRFEE 1.00
WDEED 8.00
TOTAL 580.65
CHECK 580.65

11/04/97 01 12:47 0001 7401

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0366044
IDENTIFICATION REFERENCE

97 NOV -4 PM 12:42

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1216607