BOOK 10680 PG 164

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00.

Nathaniel J. Mena
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th DAY OF November, 19 97.

NOTARY PUBLIC

My Commission expires: 2-22-2000

THIS INSTRUMENT PREPARED BY
T. LARRY EDMONDSON, 2nd Floor, 808 Broadway, Nashville, TN 37203
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Nathaniel J. Mena (NAME)	SAME (NAME)	23-32 and
807 Clay Click Ct. (ADDRESS)	(ADDRESS)	23-113
Whites Creek, TN 37189 (NTM) 37182 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 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

Fred J. Duke, Sr. and wife, Gloria J. Duke

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Nathaniel J. Mena and wife, Linda Anne Cook Mena

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A"

0502 11/11 0101 03CHECK 298.50

0368771
IDENTIF. & REFERENCE

97 NOV 11 AM 9:44
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

unimproved ( )
This is improved ( ) property, known as 807 Clay Lick Ct. (House Number) (Street) Whites Creek (City) TN (State) 37189 (NTM) 37182 (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 GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their 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 our hands this 7th day of November, 19 97.

Fred J. Duke, Sr.
FRED J. DUKE, SR.

Gloria J. Duke
GLORIA J. DUKE

INDIVIDUAL ACKNOWLEDGMENTS:

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STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Fred J. Duke, Sr. and wife, Gloria J. Duke, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of November, 1997.

My Commission expires:
1-29-2000

Lea L. Richard
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

TRACT NO. 1: Begining at a mossy rock at top of hill, the northwest corner of hill lot, a dogwood, three hickories, and beech pointers; thence south 2 deg. west 83 1/2 poles to a stake; 3 1/2 poles above a marked rock ledge on the side of a hill, a white walnut pointer; thence north 86 1/2 deg. west 58.04 poles to a stone in an old fence row; thence north 34 1/3 deg. east 99.32 poles to a stake and pointer in old line; thence east 99.32 poles to a stake and pointer in old line; thence east with said line 10.79 poles to the beginning, containing 19.65 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED THEREFROM, is a tract of land taken by the State of Tennessee on June 14, 1971, by condemnation order of record in Minute Book 94-A, page 41, Third Circuit Court for Davidson County, Tennessee, and described as follows, to wit: Beginning at a point in the center of Clay Lick Road, said point being Alvin C. Gillem's northwest corner; thence with Gillem's west boundary line southwardly 470', more or less, to a point which is 75' southwest of the center of a proposed frontage road; thence north 62 deg. 54' 59" west 370 feet, more or less, thence north 53 deg. 27' 15" west 152.07 feet to a point which is 50' southwest of said frontage road; thence north 62 deg. 54' 59" west 230 feet, more or les, to W.W. McCarley's southeast boundary line; thence with said boundary line north 38 deg. 55' west 468 feet, more or less, to a point in the center of ClayLick Road; thence with said road southeastwardly 493', more or less, to the point of beginning and containing 6.55 acres.

ALSO INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED THEREFROM is the following described land: Beginning at a point in the northerly margin of Clay Lick Road at the southwest corner of the tract of land conveyed to Jack C. Hand and wife by deed from Elsie Lee Hicks, of record in Book 1340, page 382, said Register's Office, being M.G. McCarley's southeast corner; thence along McCarley's easterly line, north 36 deg. east 600 feet to a post in Hamer's line; thence along Hamer's line south 81 deg. 40' east 140 feet to a post and continuing with Hamer's line, south 6 deg. 20' west 415 feet to a post, being at the northeast corner of a tract of 1.45 acres; thence with the north line of said 1.45 acre tract, north 57 deg. 40' west 153 feet to a stake at the northwest corner of said 1.45 acre tract, and continuing with the west line of the same, south 32 deg. 20' west 280 feet to a stake in the north margin of Clay Lick Road; thence with the margin of same, north 57 deg. 40' west 197.5 feet to the beginning.

ALSO INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED THEREFROM, is the following described land: About 1.45 acres, more or less, described as follows: Beginning on the northerly margin of Clay Lick Road at the southeast corner of the property conveyed to Jack C. Hand and wife by deed from Elsie Lee Hicks, of record in Book 1340, page 382, Register's Office for said County; thence with Hand's east line; north 32 deg. 20' east 280 feet to a stake; thence south 57 deg. 40' east 153 feet to a stake in A.B. Hamer's west line; thence with his west line, south 56 deg. 20' west 315 feet to a post in the north margin of Clay Lick Road; thence with the north margin of said road north 57 deg. 40' west 287 feet to a stake, the point of beginning.

TRACT NO. II: A tract containing 100 acres, more or less, by survey made by Planchard & Parrish, on June 24, 1939, beginning on the southeast corner of a tract of land now owned by Elmer Melton, which is also the southwest corner of the original tract of land purchased by Mrs. Ethel Love and husband, from Mrs. Annie O. Townes by deed dated December 20, 1921; running thence north 5 deg. west with said Elmer Melton's line 264 feet to a stake; thence north 1 deg. east 372.9 feet to a stake; still running with said Melton's line; thence north 35 deg. west 242 feet to a stake; thence north 39 deg. west 462 feet to a stake; thence north 2 deg. east 660 feet to a stake; thence north 15 deg. east 92.4 feet to a stake; thence north 5 deg. east 495 feet to a stake; thence north

45 deg. east 283.8 feet to a stake; thence north 67 deg. 30' east 132 feet to a stake; thence north 58 deg. east 66 feet to a stake; thence south 84 deg. 15' east 780.8 feet to an original corner of said Townes tract which is the southeast corner of the tract owned by Mrs. Elsie Hicks; thence running generally along the ridge through the original Love farm so as to cut off the tract hereby conveyed on the west side of said Love tract south 3 deg. west 430.8 feet to a stake; thence south 32 deg. 50' east 394 feet to a stake; thence south 15 deg. 50' east 300 feet to a stake; thence south 16 deg. 45' east 500 feet to a stake; thence south 27 deg. 15' east 594 feet to the original southern line of the Love tract; thence south 38 deg. 30' east with the original Love line, 412 feet to a stake; thence south 23 deg. west 77.9 feet to a stake; thence south 18 deg. west 356.4 feet, still running with the original south lines of the Love tract; thence south 40 deg. west 132 feet; thence south 57 deg. west 99 feet; thence south 80 deg. 30' west 263 feet; south 30 deg. 30' west 507.9 feet; north 79 deg. 45' west 474.9 feet to the point of beginning, containing 100 acres, more or less.

Said conveyance is subject to a permanent drainage easement at the I-24 boundary, triangular, containing 0.15 acres, being further described in Petition for Condemnation, State of Tennessee vs. Oliver H. Dale et al, Circuit Court for Davidson County, Tennessee, docket no. B-6839.

This conveyance is subject to an easement for ingress and egress across the northwesterly portion to adjacent property owned by Elmer Melton, et ux.

Included in the foregoing description but excluded from this conveyance is the following described parcel:

Land in the 11th Metropolitan Councilmanic District (formerly 10th Civil District) in Nashville, Davidson County, Tennesse.

Beginning at the intersection of the Alvin C. Gillem property line and the right-of-way of the 50 ft. access road which runs parallel to Interstate Highway 24; thence with said access road right-of-way northerly to a cyclone corner post approximately 728 feet; thence westerly holding 3 feet south of a private road to a drainage ditch approximately 380 feet; thence along said drainage ditch to a culvert; thence with said culvert and parallel to Interstate Highway 24 to a cyclone corner fence post in Gillem's east property line; thence along Gillem's property line to the 50 foot access road, being the point of beginning.

Being the same property conveyed to Fred J. Duke, Sr. and wife, Gloria J. Duke by Substitute Trustee's Deed from Jeffrey W. Combos, Trustee of record in Book 8963, page 684, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED THEREFROM a tract of land situated in the 11th Metroplitan Councilmanic District (formerly 10th Civil DIstrict in Nashville, Davidson County, TN) and being further described as follows, to-wit:

Beginning at the southwest corner of land owned by Elmer Melton per 1939 survey, N 3 deg. 10' E. 437 feet, N 5 deg. W 264 feet, N 1 deg. E. 264 feet, N 6 deg. E 372.9 feet, N 35 deg. W. 242 feet, N 39 deg. W 462 feet, N 2 deg. E 660 feet, N 15 deg. E 92.4 feet, N 5 deg. E. 495 feet, N 45 deg. E. 283.9 feet, N 67 deg. 30' E 132 feet, N 58 deg. E. 66 feet, S 45 deg. E 15 feet, S 31 deg. 43' W. 364.8 feet, S 9 deg. 20' E, 935.6 feet, S 33 deg. E 320 feet, S 56 deg. 31' E, 1391.8 feet, S 38 deg. 30' W 194.1 feet, S 23 deg. W 77.9 feet, S 18 deg. W. 365.3 feet, S 40 deg. W 132 feet, S 63 deg. 10' W 132.5 feet, S 80 deg. 30' W 227.3 feet, S 30 deg. 30' W. 507.9 feet, N 79 deg. 45' W 474.9 feet to the point of beginning, not to exceed a total of 55 acres.

Also conveyed is an easement for ingress and egress across an existing driveway which leads from Clay Lick Court to the property conveyed herein. The right to construct and maintain a water line

from a tap located on Clay Lick Court to the property conveyed herein is also granted. The water line shall be located within ten (10 feet) from the edge of the existing driveway.

Being the same property conveyed to Wendell A. Guthrie and wife, Terri W. Guthrie by deed from Fred J. Duke, Sr. and wife, Gloria J. Duke of record in Book 9307, page 927 and corrected in Book 9605, page 393, Register's Office for Davidson County, Tennessee.

TRACT NO. III: Land in the 11th Metropolitan Councilmanic District (formerly 10th Civil District) in Nashville, Davidson County, Tennessee, and described more particularly as follows:

Beginning at the intersection of the Alvin C. Gillem property line and the right-of-way of the 50 foot access road which runs parallel to Interstate Highway 24; thence with said access road right-of-way northerly to a cyclone corner post approximately 728 feet; thence westerly holding 3 feet south of a private road to a drainage ditch approximately 380 feet; thence along said drainage ditch to a culvert; thence from said culvert and parallel to Interstate Highway 24 to a cyclone corner fence post in Gillem's east property line; thence along Gillem's property line to the 50 foot access road, being the point of beginning, containing three acres, more or less.

Being the same property conveyed to Fred J. Duke, Sr. and wife, Gloria J. Duke by Substitute Trustee's Deed from David M. Smythe, Substitute, Trustee, of record in Book 8963, page 690, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 20.00
TOTAL 298.50
CHECK 298.50

11/11/97 01 09:45 0001 0502

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0368771
IDENTIF. # REFERENCE

97 NOV 11 AM 9:44

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

No.1219682