60

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

BOOK 10729 PG 900

ADDRESS NEW OWNER:
Michael R. Carver, Sr.
6301 Robertson Ave.
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Franklin National Bank
7901 Church St. East
Brentwood, TN 37027

MAP **90-12**
GROUP
PARCEL **354**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **H. C. Duke** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Metro Environmental, Inc.**, hereinafter called the "GRANTEE", its successors 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 part of Lot No. 5 of the Resubdivision of B.F.Cockrill Farm, of record in Plat Book 421, page 21, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the south margin of Robertson Avenue, the same being 95 feet west of the west margin of Croley Drive; thence south 6 deg. west 110 feet to an iron pin; thence south 80 deg. 56' east 95 feet to an iron pin in the west margin of Croley Drive; thence with said Croley Drive north 6 deg. east 90 feet to the beginning of a curve having a radius of 20 feet; thence around said curve to the left 30.5 feet to an iron pin in the south margin of Robertson Avenue, thence with said Robertson Avenue north 80 deg. 56' west 75 feet to the point of beginning.

Being the same property conveyed to H. C. Duke by deed from James Andrew McKanna of record in Book 8534, page 776, Register's Office for Davidson County, Tennessee.

3890 12/22 0101 03CHECK 395.65

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 6301 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 "GRANTEE", its successors and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors 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.

WITNESS my hand this the 16th day of December, 1997.

H. C. Duke

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **H. C. Duke**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 16th day of December, 1997.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF * NOTARY PUBLIC AT LARGE * WILLIAMSON CO. TENN.

My Commission Expires: 3/2/98

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $104,500.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of December, 1997.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF * NOTARY PUBLIC AT LARGE * WILLIAMSON CO. TENN.

My Commission Expires: 3/2/98

0382577

IDENTIFICATION REFERENCE

97 DEC 22 AM 8:59

FEE
DATA

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

RECEIVED OF _____

FOR _____

BOOK 10729 PG 902

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 104500.00
CON TX 386.65
PRFEE 1.00
WDEED 8.00
TOTAL 395.65
CHECK 395.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08:58 0001 389

0382577
IDENTIFICATION REFERENCE
97 DEC 22 AM 9:00
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1234617