STATE OF TENNESSEE
COUNTY OF Rutherford

98HIGGINS#2

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

x Michael D Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 19 98.

Notary Public Larry K. Tolbert

MY COMMISSION EXPIRES: July 21, 2000

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE LARRY K. TOLBERT

BOOK 11218 PAGE 821

THIS INSTRUMENT WAS PREPARED BY
Larry K. Tolbert, Attorney, 107 West College Street, Murfreesboro, TN 37130
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Michael D. Duke	Same	07 CH-0
(NAME)	(NAME)	349.00
535 Edwin Ave		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nash TN 37207		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bonny Higgins and wife, Carol Higgins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael D. Duke, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson (CIVIL DISTRICT) COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being the easterly 40 feet of Lot No. 26 and the westerly 10 feet of Lot No. 25 on the Map of Rawls Tract Subdivision, Section 2, as of record in Book 1424, page 84, Register's Office for Davidson County, Tennessee, and described according to a survey made by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a point in the north margin of Edwin Avenue (also known as Edwin Street) 10' east of the corner of Lots Nos. 26 and 27; thence northerly parallel to the line between said lots, 184' to a point; thence easterly 50' to a point, which is 10' east of the corner of Lots Nos. 26 and 25; thence with the line between said lots 184' to the north margin of Edwin Avenue (also known as Edwin Street); thence with the margin of the same westerly 50' to the beginning.

Being the same property conveyed to Bonny L. Higgins and wife, Carol Higgins by deed of record in Deed Book 5096, page 157, Register's Office for Davidson County, Tennessee.

PICK-UP

98 NOV 24 AM 10:54
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

IDENTIF. ✦ REFERENCE 05164 79

This is improved property known as ___, Nashville, TN

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 we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 their hands this 20th day of November, 19 98.

Bonny Higgins
Bonny Higgins

Carol Higgins
Carol Higgins

98HIGGINS#2

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, Larry K. Tolbert, a Notary Public in and for said County and State, the within named

Bonny Higgins and wife, Carol Higgins

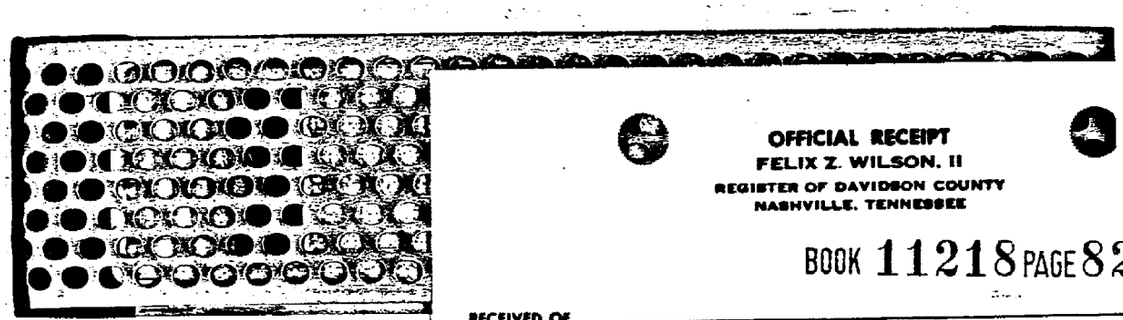
the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro, Tennessee, this 20th day of November, 1998.

My commission expires July 21, 2000

Notary Public Larry K. Tolbert

LARRY K. TOLBERT NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

1205 11/24 0101 03CHECK 188.60



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

BOOK 11218 PAGE 823

RECEIVED OF _____

FOR _____

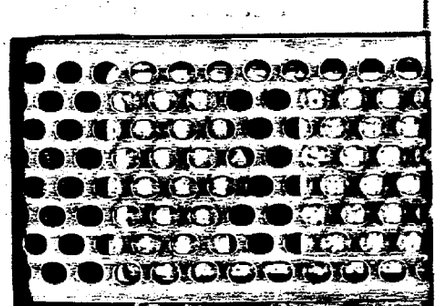
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 48000.00
CON TX 177.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 188.60
CHECK 188.60

11/24/98 01 10:55 0001 1205

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



05164179
IDENTIF. ↑ REFERENCE

98 NOV 24 AM 10:54
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1376250