TERRI OLIVER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affian

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 1999.

Notary Public

MY COMMISSION EXPIRES: 5/26/2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy M. Gilliland	Franklin American Mortgage Company	95-14-98
(NAME)	(NAME)	
2122 Elm Hill Pike	501 Corporate Centre Drive; Ste. 400	
(ADDRESS)	(ADDRESS)	BOOK 11299 PAGE 342
Nashville, TN 37210	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **RONALD D. DUKE AND WIFE, PEGGY DUKE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TROY M. GILLILAND AND WIFE, ESTHER R. GILLILAND** , 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:

BEING part of Lot 11, on the Plan of Elm Hill Acres, Section 1, as of record in Book 2331, Page 67, Register's Office for said County.

SAID part of Lot No. 11 fronts 75 feet on the north side of Elm Hill Pike and runs back 226.5 feet on the east line and 229.1 feet on the west line, to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Ronald D. Duke, unmarried, Pursuant to Final Decree of Divorce, Styled Ronald D. Duke VS. Teresa Duke by quitclaim deed from Teresa Duke Meadows, unmarried, of record in Book 10704, Page 910, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Peggy Duke joins in this conveyance to relinquish any rights he/she may have in and to the property herein described by virtue of marriage to Rondald D. Duke.

unimproved ☐

This is improved ☒ property, known as 2122 Elm Hill Pike, Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 my/our hand(s) this 12th day of January, 1999.

Ronald D. Duke

Peggy Duke

053705
IDENTIF. & REFERENCE

99 JAN 15 AM 11:23
ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald D. Duke and wife, Peggy Duke, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage , Tennessee this 12th day of January, 1999

Commission expires:

5/26/2003

Notary Public

DAVIDSON COUNTY, TENN.
NOTARY PUBLIC AT LARGE
TERRI OLIVER

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3432 01/15 0101 03CHECK 332.90

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11299 PAGE 344

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	87000.00
CON TX	321.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	332.90
CHECK	332.90

01/15/99 01 11:21 0001 3432

053740S

IDENTIFICATION

99 JAN 15 AM 11:23

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1412869