99-3-61-Q

FILE BOX 19B

WARRANTY DEED

BOOK 11416 PG. 327

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF April 19 99

Kimberly R Batts
Notary Public

MY COMMISSION EXPIRES: 2-28-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GLENN G. DUKES, SR. (NAME)	"New Owner" (NAME)	MAP 178
8800 Old Harding Pike (ADDRESS)	(ADDRESS)	PARCELS 004 & 039
Franklin, TN 37064 (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, AUBREY GREGORY, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Glenn G. Dukes, Sr. and wife Cheryl A. Dukes

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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

05697762
99 APR -6 AM 9:58

unimproved ( )
This is improved (X) property, known as 8800 Old Harding Pike (or Road), Franklin, TN 37064
(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 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 my hand this 1st day of April 1999

AUBREY GREGORY

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named AUBREY GREGORY, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of March 1999.

Commission expires 2-28-2001

Kimberly R Batts
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT 1

A tract of land in the Ninth Civil District of Davidson County, Tennessee, on the west side of West New Highway 96 as shown on an unrecorded map prepared by Barge, Waggoner & Sumner, dated June 26, 1970, and being more particularly described as follows:

BEGINNING at the intersection of the westerly margin of West New Highway 96 and the southerly line of the property conveyed to M.J. Groves, et ux, as recorded in Book 1515, Page 188, Register's Office for Davidson County, Tennessee; thence with said margin of West New Highway 96, in a southerly direction, South 7 deg. 29' E, 42.8 feet to a point, the beginning of a curve; thence continuing with said margin, with a curve having a chord of South 27 deg. 00' E, 243.6 feet to a point; thence South 20 deg. 56' W, 160.3 feet to a point; thence South 7 deg. 02' W, 115.00 feet to a point; thence leaving said westerly margin of West New Highway 96, in the westerly direction, North 84 deg. 28' W, 660.2 feet to the center of the South Harpeth River; thence with the meanders of the center line of South Harpeth River, in a northeasterly direction, North 17 deg. 46' E, 154.1 feet; thence North 34 deg. 34' E, 330.6 feet; thence North 36 deg. 54' E, 96.3 feet to the southerly line of said property conveyed to Groves; thence leaving said River, with Groves' southerly line, in an easterly direction, South 88 deg. 12' E, 395.0 feet to a westerly margin of West New Highway 96 and the point of beginning.

TRACT 2

A tract of land in the Ninth Civil District of Davidson County, Tennessee, on the west side of West New Highway 96 as shown on an unrecorded map prepared by Barge, Waggoner & Sumner, dated June 26, 1970, and being more particularly described as follows:

BEGINNING at the intersection of the centerline of East Fork Creek and the northerly margin of Old Harding Pike; thence with the meanders of the centerline of East Fork Creek, in a northerly direction, North 11 deg. 57' W, 341.9 feet; thence North 27 deg. 39' E, 257.1 feet; thence North 7 deg. 34' E, 178.0 feet; thence North 13 deg. 42' W, 223.7 feet; thence North 50 deg. 36' W, 99.9 feet; thence North 78 deg. 34' W, 137.4 feet; thence North 64 deg. 20' W, 283.5 feet to the centerline of South Harpeth River; thence with the meanders of the centerline of South Harpeth River, North 17 deg. 46' E, 120.8 feet; thence leaving said South Harpeth River, in an easterly direction, South 84 deg, 28 ' East 655.7 feet to a point in the westerly margin of Old Harding Pike; thence with said margin of Old Harding Pike, in a southerly direction South 7 deg. 34' W 970.2 feet to a point, the beginning of a curve to the right; thence continuing with said margin and curve, said curve having a chord of South 23 deg. 43' W 283.3 feet, a length of 287.1 feet to the point of beginning.

BEING the same property conveyed to Aubrey Gregory by deed from Thomas R. Mathias and wife, Sheila B. Mathias, of record in Book 8000, Page 654, and by deed from Sheila B. Mathias and Husband, Thomas R. Mathias, of record in Book 8000, Page 666, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11416 PG. 330

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

05697 62

REFERENCE

99 APR -6 AM 9:58

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446736