WARRANTY DEED

BOOK 11442 PG. 918

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

James Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF April 19 99

Jennifer Dunlap
Notary Public

PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES: 5/27/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Brown	Chase Manhattan Mortgage	103-04 28.00
(NAME)	(NAME)	
4200 Idaho Avenue	1901 Roxborough Road, Suite 300	25W 01815
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Charlotte, NC 28211	
(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, James L. Duke and wife, Flodine L. Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Brown, unmarried

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:

Land in Davidson County, TN, BEING Lot No. 101 on the Plan of Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

This conveyance is subject to the following: Taxes for the year 1999 have been prorated and payment thereof is expressly assumed by the herein Grantee and any and all restrictions and easements of record and all matters shown on the plan of record in Book 57, page 103, Register's Office for Davidson County, TN.

Being the same property conveyed to James L. Duke and wife, Flodine L. Duke, by deed from Elsie Sue Best and Mrs. A.L. Griffin, of record in Book 5146, page 445, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4200 Idaho Avenue, Nashville, TN 37209
(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 our hand s this 15th day of April 19 99

James L. Duke
James L. Duke

Flodine L. Duke
Flodine L. Duke

BOOK 11442 PG. 919

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 James L. Duke and wife, Flodice L. Duke

the bargainor S, 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 Brentwood, Tennessee, this 15th day of April 19 99

Commission expires 5/27/2001

Jennifer Dunlap
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 _____ _____

0577318

99 APR 22 PM 1:17

5826 04/22 0101 03CHECK 418.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11442 PG. 920

05773118

IDENTIFICATION REFERENCE

98 APR 22 PM 1:17

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

CAMT	
	110000.00
CON TX	407.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	418.00
CHECK	418.00

04/22/98 01 13:19 0001 5826

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475769