Prepared by:
Lassiter, Tidwell & Hildebrand
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

My Commission Expires
1-29-2000

Map 42 4

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $272,000.00

Affiant

Subscribed and sworn to before me, this 10th day of September, 1999.

Notary Public

My commission expires: 01/29/00

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael L. Dukes 2602 Oakland Avenue Nashville TN 37212	CTX Mortgage Company 7101 Executive Center Drive #151 Brentwood, TN 37027	117-04-99

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged William T. Cheek, III hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael L. Dukes and wife, Jody N. Reynolds hereinafter called the Grantees their 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, TN, being the southerly 45 feet of Lot No. 191 and the northerly 5 feet of Lot No. 192 on the Belmont Land Company's Plan of Lots, called Belmont Heights, of record in Book 421, Page 34, Register's Office for said County.

Said part of Lot Nos. 191 and 192 front together 50 feet on the easterly side of Oakland Street and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to William T. Cheek, III by deed from Martin Burks and wife, Donna Burks of record in Book 8377, Page 655, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2602 Oakland Avenue, Nashville, Tennessee 37212

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 successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves and our heirs successors and assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of September, 1999.

William T. Cheek, III

09/15/99 0101 03CHECK 1017.40

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, William T. Cheek, III and with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purpose therein contained

Witness my hand, at office in Brentwood, Tennessee, this 10th day of September, 1999.

Notary Public

My Commission expires: 01/29/00

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

My Commission Expires
1-29-2000

06360090

99 SEP 15 PM 2:23

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11663 PAGE 192

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

0636090

99 SEP 15 PM 2:23

			CAMT	
				272000.00
			CON TX	1006.40
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	1017.40
			CHECK	1017.40
09/15/99	01	14:26	0001	B693

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1516664