This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

BOOK 11768 PAGE 357

ADDRESS NEW OWNER:
RONALD ADDIS KENDALL, JR.
625 Paces Ferry Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
To Mortgagee

MORTGAGEE:
CTX MORTGAGE COMPANY
P. O. Box 199077
Dallas, Texas 75219-9077

MAP 096-E-0
PARCEL 161.00

99 DEC -9 PM 2:36
REGISTER
DAVIDSON CO. TN.

0663743

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ELIZABETH P. DUKE,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **RONALD ADDIS KENDALL, JR.**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 77, on the plan of Hickory Bend, Section 1, as of record in Book 3300, Page 38, Register's Office for said County. Said Lot No. 77 fronts 75.0 feet on the Westerly side of Paces Ferry Drive and extends back 158.79 feet on the Northerly line and 157.2 feet on the Southerly line to a dead line on the rear, measuring 75 feet thereon.
>
> Being the same property conveyed to Elizabeth P. Duke, a married woman, by Quitclaim Deed from Paul L. Duke of record in Book 6644, Page 639, Register's Office for Davidson County, Tennessee.

This is improved property known as 625 Paces Ferry Drive, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Restrictions of record in Book 3341, Page 265, amended in Book 3346, Page 636 and Book 3615, Page 38, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

12/02 0101 03CHECK 351.40

WITNESS my hand this the 30th day of November, 1999.

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ELIZABETH P. DUKE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **ELIZABETH P. DUKE**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of November, 1999.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: February 3, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $92,000.00.

11-30-99
AFFIANT

Subscribed and sworn to before me on this 30th day of November, 1999.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: February 3, 2001

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

0663743

99 DEC -3 PM 2:36

REGISTER
DAVIDSON COUNTY, TN.

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CHRT	52000.00
CON TX	340.40
PRFEE	1.00
MRTED	8.00
CFEE	2.00
TOTAL	351.40
CHECK	351.40

12/03/99 01 14:37 0001 8130

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1545710