This instrument was prepared by:
Stephen C. Small
One Church Street Building
Suite 500
Nashville, TN 37201-1607

Instr:200001050001584 Page: 1 OF 3
REC'D FOR REC 01/05/2000 3:17:25PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $3385.50

PICK-UP

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Bobby Stanley Trustee for STS Partners Joint Venture	[Same]	Map 118-16
(NAME)	(NAME)	
2803 B Foster Avenue, Suite 202		Pars 39, 67,68
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLAR ($10.00) cash in hand and other good and valuable consideration, LAURA F. DUKES, as to a life estate, and WILLIAM BRADLEY DUKES, as to the remainder interest

have bargained and sold, and by these presents do transfer and convey unto the said BOBBY STANLEY, TRUSTEE, with full power to mortgage, sell, transfer and convey without the necessity of the joinder of any beneficiary, for STS PARTNERS Joint Venture, a Tennessee joint venture the GRANTEES herein, their successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows

See attached Exhibit "A" which is incorporated herein by the reference

unimproved ( )
This is improved (X) property, known as 2912 Foster Creighton Drive, 2903-2909 Armory Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors, 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 set out on Exhibit "A". 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.

Whenever 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 hands this 5th day of January, 2000.

Laura F. Dukes
Laura F. Dukes

William Bradley Dukes
William Bradley Dukes

TRACT 1:

LAND in Davidson County, Tennessee, being Lot No. 108 and the northerly 5 feet of Lot No. 107, on the Plan of Sidco, Section 3, as shown on plat of record in Plat Book 2663, page 41, in the Register's Office of Davidson County, Tennessee.

TRACT 2:

LAND in Davidson County, Tennessee, being Lot Nos. 158 and 159, on the Plan of Sidco, Section 3, as shown on plat of record in Plat Book 2663, page 41, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made.

Tract 1 and II being the same property conveyed to William J. Dukes by Deed of record in Book 6569, page 481, Register's Office for Davidson County, Tennessee. The said William J. Dukes having since died. The Last Will and Testament of William J. Dukes being of record in Will Book 169, page 554, Probate Court for Davidson County, Tennessee, devised said property to Laura F. Dukes for the term of her life and upon her death to their son William Bradley Dukes.

The foregoing are subject to:

1. Restrictions as contained in Book 2708, page 87 as amended in Book 2741, page 553; Book 3029, page 174; Book 3221, page 12 and Book 4233, page 714, and as shown on plan of record in Book 2663, page 41, said Register's Office.

2. Mineral rights reserved in instrument recorded in Book 2152, page 347, said Register's Office.

3. ALL matters shown on Plat recorded in Book 2663, page 41, said Register's Office.

4. Real Estate Taxes for year 2000 not yet due and payable (Map 118-16 Pars 39, 67 and 68)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 915,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

DL 403914

Sworn to and subscribed before me
this 5th day of January, XX 2000

My commission expires January 27, 2001 Notary Public

STEPHEN C. SMALL ☆ NOTARY PUBLIC ☆ DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stephen C. Small, a Notary Public in and for said County and State, Laura F. Dukes and William Bradley Dukes DL 27935460 DL 57646961 the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nasvhille this day of January, 2000

Notary Public

Commission expires January 27, 2001

STEPHEN C. SMALL ☆ NOTARY PUBLIC ☆ DAVIDSON COUNTY