47

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 94,900.00

Mary Birchright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF July, 2001

Doris Coley
Notary Public

MY COMMISSION EXPIRES: 12/18/01
(AFFIX SEAL)

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, [illegible] Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter F. Duke	Walter F. Duke	MAP 25-3
(NAME)	(NAME)	
505 Moncrief Avenue	126 Long Hollow Pike	PARCEL 26
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(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, Wilma Cude, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter F. Duke

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 and more particularly described as follows:

Being Lots Nos. 54 and 55 in the Moncrief Subdivision of the Allen Mathes' lands in Goodlettsville.

Said Lots No. 54 and 55 front together 200 feet on the east margin of Moncrief Avenue and said Lot No. 54 runs back 538 feet on its North line and 544 feet on its south line and shows 100 feet on the back line; said Lot No. 55 runs back 544 feet on its North line and measures 550 feet on its South line and shows 100 feet on the back line.

Being the same property conveyed to Robert H. Cude and wife, Wilma Cude from W. C. Moncrief & Company, Inc., a Tennessee corporation of record in Book 1116, Page 333, Register's Office for Davidson County, Tennessee. The said Robert H. Cude having since died.

Dorothy C. Alsup executes this instrument as Attorney-In-Fact on behalf of Wilma S. Cude pursuant to Durable Power of Attorney of Instrument No. 200109240078394, in the Register's Office for Davidson County, Tennessee.

Wilma Cude and Wilma S. Cude is one and the same person.

Davidson County DEEDWARR
Recvd: 07/24/01 14:03 2pgs
Fees:13.00 Taxes:351.13

20010724-0078395

unimproved ( )
This is improved (X) property, known as 505 Moncrief Avenue, Goodlettsville, TN 37072
(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 24th day of July, 2001

Wilma Cude Wilma Cude
By: Dorothy C. Alsup
Dorothy C. Alsup, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, _____.

My Commission Expires:_____ _____ Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State 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, a corporation, and that _____ as such _____ and _____ being authorized to do so, 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 in _____, Tennessee on this the _____ day of _____, _____.

My Commission Expires: _____ _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of July, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dorothy C. Alsup to me known to be the person who executed the foregoing instrument in behalf of Wilma Cude, and acknowledged that she executed the same as the free act and deed of the said Wilma Cude.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 23rd day of July, 2001.

My Commission Expires: 12/18/01 Doris Coley Notary Public

DORIS COLEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

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

_____ Notary Public

My Commission Expires:_____