PICK-UP

BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2002. Notary Public MY COMMISSION EXPIRES: OCTOBER 25, 2003 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/22/02 10:02 2pgs
Fees:13.00 Taxes:629.00
20020422-0049280

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. C. DUKE	**SAME**	**089-00-0-002.00**
(NAME) **7435 LAKEVIEW DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, ALMA C. SHEETS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **H. C. DUKE, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, June 28, 1961, as follows:

Beginning at a point in the southeasterly margin of Lakeview Drive, said point lying North 51 deg. 30' east 560 feet along the southeasterly margin of said Drive from the north corner of Tract No. 1 of the property conveyed to Otho Lee Hunt and wife, by deed from Fred Webb Jackson and wife, as of record in Book 3223, page 410, said Register's Office; thence south 39 deg. 30' east 559 feet to the northwesterly line of the property conveyed to Joe Marshall Spann and wife, by deed from Fred Webb Jackson and wife, as of record in Book 2537, page 117, said Register's Office; thence with Spann's northwesterly line north 49 deg. 30' east 59 feet to a 24 inch beech; thence with the same, north 47 deg. 45' east 242 feet to a point; thence north 40' west 537 feet to the southeasterly margin of said Drive; thence with the southeasterly margin of said Drive 51 deg. 30' west 300 feet to the beginning, containing 3.74 acres.

BEING the same property conveyed to H. B. Sheets and wife, Alma C. Sheets from Benjamin F. Hutcherson and wife, Ailene Frances Hutcherson by deed of record in Book 3900, page 741, Register's Office for Davidson County, Tennessee. The said H. B. Sheets having since died.

This conveyance is subject to any and all easements, restrictions and conditions of record which may affect said property.

Unimproved ( )
This is improved(X) property, known as 7425 LAKEVIEW DRIVE, 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 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 19th day of **APRIL, 2002.**

Alma C. Sheets
ALMA C. SHEETS

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 **ALMA C. SHEETS**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of April, 2002.

Commission expires: OCTOBER 25, 2003.

DEBORAH J. OKEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Deborah J. Oken
Notary Public