Davidson County DEEDWARR
Recvd: 03/13/03 13:03 5pgs
Fees:28.00 Taxes:18.50

20030313-0033995

WARRANTY DEED

Address of New Owner:	Send Tax Bill To:	Map Parcel Number
John K. Duke	John K. Duke	
1415 East Sharpe Avenue	1415 E. Sharpe Ave.	08302
Nashville, Tennessee 37206	Nashville, Tn. 37206	95

For and in consideration of the sum of ten dollars cash in hand paid by John Keith Duke, an unmarried person, and other good and valuable considerations, the receipt of which is hereby acknowledged, we the undersigned, namely: Marjorie Ann Duke Perry, Jerry Wayne Duke, Micheal David Duke and Roger Lee Duke;

Have this day bargained and sold and do hereby transfer and convey unto the said John Keith Duke, his (successors), heirs and assigns, certain real estate in Davidson County, State of Tennessee, described as follows:

Being part of lot number 8 on the plan of Martha Martin Lands in the old 18th Civil District of said County, of record in book 161, page 101, Register's Office for said County and formerly of record in book 8, pages 441 and 442 of said Register's Office and described according to a survey made by S.R. Sanford, Jr., Surveyor, April 4, 1947, not of record, being designated as lot No. 7 thereon as follows:

Beginning at a point in the northerly margin of East Sharpe Avenue, 499 feet easterly from the intersection of the northerly margin of said East Sharp Avenue and the easterly margin of North 14th Street, at the southeast corner of lot No. 8 shown on said survey conveyed to Bethel L. Brown and wife, by deed from James T. Morton and wife, of record in book 1428, page 145, said Register's Office; thence with the eastern boundary line of said lot No. 8, northwardly 80-1/3 feet to a point in the southern boundary line of lot No. 3 shown on said survey; thence with the southern boundary line of lots Nos. 3 & 4, eastwardly 75 feet to the northwest corner of lot No. 6, shown on said survey; thence with the western boundary line of said lot No. 6, southwardly 80-2/3 feet to a point in the northerly margin of said East Sharpe Avenue; thence the northerly margin of said East Sharpe Avenue, westwardly 75 feet to the beginning.

Being the same property conveyed to James T. Morton and wife, Mattie B. Morton by deed from I.S. Roberts, of record in Book 1272, page 310, said Register's Office.

Being the same property conveyed to John W. Duke and wife, Marjorie Knight Duke by deed from James T. Morton and wife, Mattie B. Morton, of record in Book 1472, page 023, said Register's Office.

Being same property, upon death of John W. Duke, July 7, 1993, by right of survivorship, Marjorie Knight Duke became sole owner.

Being same property inherited by Marjorie Ann Duke Perry (1/5), Jerry Wayne Duke (1/5), Micheal David Duke, (1/5) Roger Lee Duke (1/5) and John Keith Duke (1/5), by the death of their Mother, Marjorie Knight Duke, on December 15, 1997.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Marjorie Ann Duke Perry (1/5), Jerry Wayne Duke (1/5), Micheal David Duke (1/5), Roger Lee Duke (1/5), their successors, heirs and assigns forever. They covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good and valid right to convey it and that the same is unencumbered.

They further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to said real estate to said John Keith Duke and his successors, heirs, assigns, against the lawful claims of all persons.

Witness at hand on this 16 day of 12 ~~1998~~ 2002, the parties aforesaid named above and being duly authorized to sign this instrument.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,000

John K Duke
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 2003.

Deputy Register

Roger Lee Duke

LESLIE PATTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary

My Commission Expires OCT. 25, 2003

12-16-02

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They further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to said real estate to said John Keith Duke and his successors, heirs, assigns, against the lawful claims of all persons.

Witness at hand on this 31 day of October, 2002 ~~1998~~, the parties aforesaid named above and being duly authorized to sign this instrument.

Notary Public

My Commission Expires OCT. 25, 2003

LESLIE PATTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

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They further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to said real estate to said John Keith Duke and his successors, heirs, assigns, against the lawful claims of all persons.

Witness at hand on this 27 day of JUNE 2000, the parties aforesaid named above and being duly authorized to sigh this instrument.

Jerry W Duke

Dated JUNE 27, 2000

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } }ss.

On JUNE 27, 2000 before me,

BARBARA WORTH WOODRING,

personally appeared

JERRY W. DUKE,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Barbara Worth Woodring

BARBARA WORTH WOODRING NOTARY PUBLIC

MAIL TAX STATEMENTS TO:

JERRY W. DUKE

Jerry W Duke

BARBARA WORTH WOODRING
Commission # 1150369
Notary Public - California
San Diego County
My Comm. Expires Sep 4, 2001

(This area for official notarial seal)

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Witness at hand on this _____ day of _____ 1998, the parties aforesaid named above and being duly authorized to sign this instrument.

Takes is JKD

Michael David Dorbe

State of Tennessee
County of Davidson

Personally appeared before me, _____
A Notary Public in and for said County and State, _____

_____
the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Davidson County Tennessee, this _____ day of _____ 1998.

State of Tennessee
County of Davidson

Personally appeared before me, _____ a Notary Public in and for said County and State, _____
_____ the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at _____ this _____ day of _____ 19___.

Oath of Consideration:
State of Tennessee, County of Davidson: The actual consideration or value, whichever is greater, for this transfer is $_____. Subscribed and sworn to, before me this _____ day of _____, 19_____.

_____
signature of affiant

_____, Notary Public.
My commission expires: _____

Prepared by: Volunteer Legal Services, 939 D Woodland St., Nashville, Tn. 37206