WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: May 23, 2009.
(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, LLC, 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VICTOR M. CALDERON	GUARANTY TRUST COMPANY	**91-13-117**
(NAME) **520 STEVENSON Street**	(NAME) 316 ROBERT ROSE DRIVE	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) MURFREESBORO, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/02/05 10:00 2 pgs
Fees:13.00 Taxes:307.10

20050602-0062234

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, **DAVID W. DUKE, AND WIFE, KAYCE M. DUKE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VICTOR M. CALDERON**, 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, TENNESSEE, BEING THE NORTHERLY 50 FEET OF THE SOUTHERLY 150 FEET OF LOT NOS. 174, 175 AND 176 ON THE MAP OF WEST NASHVILLE HEIGHTS, AS OF RECORD IN BOOK 332, PAGE 127, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NOS. 174, 175 AND 176 FRONTS 50 FEET ON THE EASTERLY SIDE OF NALL, FORMERLY STEVENSON AVENUE, AND BACK BETWEEN PARALLEL LINES 151.7 FEET TO THE WESTERLY LINE OF LOT NO. 177.

BEING THE SAME PROPERTY CONVEYED TO DAVID W. DUKE AND WIFE, KAYCE M. DUKE BY DEED FROM LANCE A. HICKOX AND WIFE PAMELA S. HICKOX, OF RECORD IN INSTRUMENT NO. 20041008-0121993, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **520 STEVENSON Street, 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 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 **our hands** this **31st day of May, 2005.**

DAVID W. DUKE

KAYCE M. DUKE

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **DAVID W. DUKE**, and wife **KAYCE M. DUKE**, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this **31st day of May, 2005.**

Commission expires: **May 23, 2009**

I. DYKE TATUM Notary Public