PICK-UP

Davidson County DEEDWARR
Recvd: 06/20/06 14:22 2 pgs
Fees:13.00 Taxes:462.50
20060620-0073674

Address New Owners:
Talton Williams and wife, Araminta Williams
700 Craighead St #103
Nashville, TN 37204

Map Parcel No:
83-5-307

Send Tax Bills to:
Same

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Douglas Earle Duke and wife, Anna L. Duke

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

Talton Williams and wife, Araminta Williams

hereinafter called the grantees, their heirs and assigns, the following described tract or parcel of Land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 18 of Block "B" in F.O. Beazley's Addition to East Nashville, of record in Book 57, page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50 feet on the northerly side of Calvin Av and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Douglas Earle Duke and wife, Anna L. Duke from Daniel Hugh Campbell by instrument of record in Book 8987, page 320, R.O.D.C.

This is improved property known as: **1211 Calvin Av, Nashville, TN 37206**

TO HAVE AND TO HOLD the said tract or parcel of land with 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 property 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 property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 5th day of June, 2006.

Douglas Earle Duke Anna Lee Duke

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 Douglas Earle Duke and wife, Anna L. Duke, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of June 2006.

My Commission Exp. Jan. 24, 2009
Commission expires _____ Notary Public _____

JOHN L. HAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is 125,000.00.

Araminta Williams

AFFIANT

Subscribed and sworn to me this 5th day of June, 2006.

My Commission Exp. Jan. 24, 2009
Commission expires _____ Notary Public _____

JOHN L. HAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

This instrument prepared by:
Araminta Williams700 Craighead St #103
Nashville, TN 37204