WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/13/06 13:47 2 pgs
Fees:13.00 Taxes:1258.00
20060713-0084545

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE ROSENTHAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2009

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oscar Atkinson	Same	Map 117-16
(NAME)	(NAME)	
1117 Graybar Lane		Parcel 145
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **JAMES LEE DUKE AND FLODINE LEWIS DUKE, AS TRUSTEES OF THE JAMES AND FLODINE DUKE TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OSCAR ATKINSON AND WIFE, JOCELYN ATKINSON,** 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 Lots No. 36 and 37 on the Map of the Draughon Tract of record in Plat Book 974, page 39, Register's Office for Davidson County, Tennessee, and part of Lot No. 54 on the Map of Section 1, Oriental Golf Club Subdivision of record in Plat Book 1424, page 10, as revised in Book 4470, page 48, said Register's Office.

Said lots No. 36 and 37 front together 60 feet on the southerly side of graybar Lane and together with said part of Lot No. 54 run back between parallel lines 214.7 feet to the northerly line of Lot No. 53 on said Oriental Golf Club Subdivision.

Being the same property conveyed to James Lee Duke and Flodine Lewis Duke, as trustees of the James and Flodine Duke Trust by Quitclaim Deed from James Lee Duke and wife, Flodine Lewis Duke, of record in Instrument #20011115-0125271, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes, which have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 974, page 39, Book 1424, page 10,and in Book 4470, page 48 said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1117 Graybar Lane, Nashville, TN 37204

(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 30th day of June, 2006.

James Lee Duke

Flodine Lewis 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 James Lee Duke and Flodine Lewis Duke, 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 purposes therein contained, and who further acknowledged that they are the trustees of the James and Flodine Duke Trust and are authorized to execute the within instrument as trustees of said trust.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2006.

Commission expires:

Notary Public

