Prepared by:
Amy R. Cross
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10122 PG 637

The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Kevin K Duke
Affiant

Subscribed and sworn to before me, this 15th day of July, 1996

Notary Public
My commission expires 5/8/99

Address of New Owner:
Kevin L. Duke
Lisa G. Duke
200 Lucky Drive
Nashville, TN 37211

Send Tax Bills to:
Chase Manhattan Mtg
155 Franklin Rd
Suite 350
Brentwood TN 37027

Tax Information
Tax ID # 148-010-30

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Jimmie W. Grimes and wife, Kathy R. Grimes, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto Kevin L. Duke and wife, Lisa G. Duke, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 224 on the Plan of Hillbrook, Section I, as of record in Book 3106, page 42, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kathy R. Grimes and husband, Jimmie W. Grimes by deed from Robert W. Collier and Lynnise Rolen, devisees under the Last Will and Testament of Susie W. Collier (a/k/a Susan D. Collier) of record in Book 9492, page 465, Register's Office for Davidson County, Tennessee.

96 JUL 16 PM 1:51
FELIX Z. MCCORD III REGISTER
DAVIDSON COUNTY, TN.

0204147
RECEIVED FOR REFERENCE

This conveyance is subject to the following: 1)Taxes for the year 1996, and subsequent years, which are not yet due and payable. 2)All matters shown on Plan recorded in Book 3106, Page 42. 3)Restrictions contained in Book 3277, Page 482 and Book 3286, page 375, said Register's Office.

This is improved property, located at 200 Lucky Drive, Nashville, 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 15th day of July, 1996.

Jimmie W. Grimes

Kathy R. Grimes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

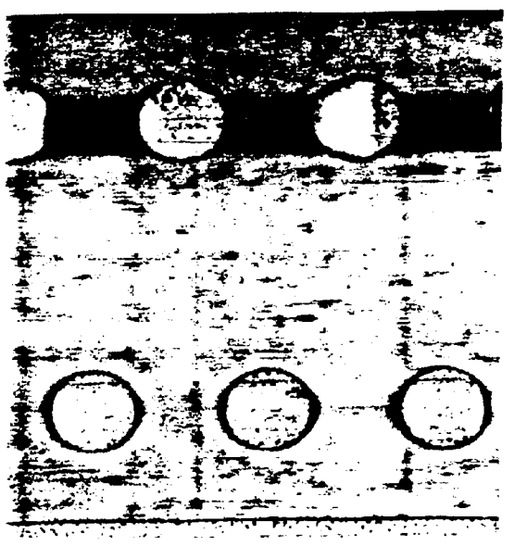
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmie W. Grimes and wife, Kathy R. Grimes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

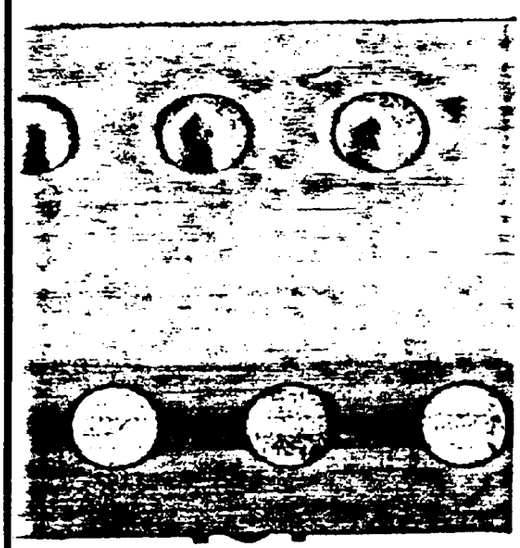
Witness my hand and official seal at Brentwood, Tennessee, this 15th day of July, 1996.

Notary Public

My Commission expires: 5/8/99

5850 07/16 0101 03CHECK 286.50





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10122 PG 639

CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MO MORTGAGE	REL RELEASE	CO TX STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX STATE TAX MORT
TD TRUST DEED		PRFEE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
TOTAL	286.50
CHECK	286.50

07/16/96 01 13:58 0001 5850

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02041147
IDENTIF. # REFERENCE

96 JUL 16 PM 1:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1063516