WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

CARRIE A. CAMERON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Robert M Dukes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June 19 97

KH TM RD MD

Notary Public

COMMISSION EXPIRES: August 20, 2000
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 1404 Hazelwood Drive, Suite 101, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. Dukes	Columbia National, Incorporated	149
(NAME)	(NAME)	
912 Split Oak Drive	P.O. Box 3050	2
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Columbia, Maryland 21045-6050	93
(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, Kevin H. Moore and wife, Tracey D. Moore

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert M. Dukes and wife, Michelle Dukes

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 Lot No. 82 on the Plan of Oakwood Phase 2 Section 1 of record in Plat Book 7900, Page 126, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kevin H. Moore and wife, Tracey D. Moore by deed of record in Book 9077, Page 760, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

BOOK 10494 PG 887

97 JUN 17 AM 10:51
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0316726
IDENTIF. & REFERENCE

unimproved ( )
This is improved (XX) property, known as 912 Split Oak Drive, Antioch, TN 37013
(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 ~~5th~~ RD 6th KH TM day of June 1997

Kevin H. Moore
Kevin H. Moore

Tracey D. Moore
Tracey D. Moore

DCTN01WC

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin H. Moore and wife, Tracey D. Moore

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 Smyrna, Tennessee, this 6th day of June 19 97.

Commission expires August 20, 2000.

GRACE A CAMERON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

BOOK 10494 PG 888

3971 06/17 0101 CHECK

4.11-50

DCTN01WC

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10494 PG 889

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 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
TOTAL 471.50
CHECK 471.50

06/17/97 01 10:52 0001 3971

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03116726 IDENTIF. ↑ REFERENCE

97 JUN 17 AM 10:51

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1163854