BOOK 10962 PG 356

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 7222

MAP/GROUP/PARCEL
034-10-0/064.00

NEW OWNER'S NAME AND ADDRESS:
ANGELA R. WORD
336 DINWIDDIE DRIVE
MADISON, TENNESSEE 37115

SEND TAX BILLS TO:
New Owner

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, William P. Duke and wife, Janice M. Duke, hereinafter called Grantors, does hereby transfer and convey unto Angela R. Word, unmarried, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 63 on the Plan of Stanley Heights, of record in Plat Book 3300, Page 74, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

The subject property is improved property commonly known as 336 Dinwiddie Drive, Madison, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 8791, Page 374, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

William P. Duke
William P. Duke

Janice M. Duke
Janice M. Duke

6055 06/04 01:01 03CHECK 267.63

98 JUN -4 AM 10:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
04461.54

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, William P. Duke and wife, Janice M. Duke, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 29th day of May, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-02




STATE OF TENNESSEE
COUNTY OF SUMNER

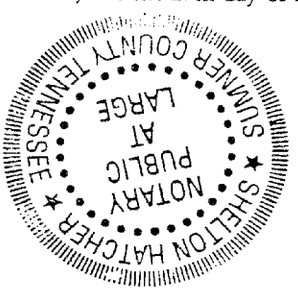
The actual consideration or value whichever is greater for this transfer is $69,900.00.

Angela R. Ward
AFFIANT

Sworn to and subscribed before me, this the 29th day of May, 1998.

NOTARY PUBLIC

My Commission Expires:
2-3-02



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

RECEIVED OF _____

FOR _____

Book 10962 Pg 358

| | | |
|---|---|---|
| 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 69900.00
CON TX 258.63
PRFEE 1.00
WDEED 8.00
TOTAL 267.63
CHECK 267.63

06/04/98 01 10:39 0001 6055

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0446154
IDENTIF. # REFERENCE

98 JUN -4 AM 10:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1301963