BOOK 11081 PAGE 553

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: 2/3/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Duke (NAME)	Joseph Duke (NAME)	MAP 52-8-A
1933 Gulf Breeze (ADDRESS)	1933 Gulf Breeze (ADDRESS)	PARCEL 18CO
Madison, Tennessee (CITY) (STATE) (ZIP)	Madison, TN 37115 (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, Matthew D. Lucero and wife, Amy B. Lucero

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Duke, a single man

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. 18 on the Plan of Heron Walk, Phase One, Section One, of record in Book 9700, Page 173, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Matthew D. Lucero, unmarried by deed from Allen Earpes and wife, Betty F. Earpes of record in Book 10394, Page 159, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to taxes for 1998 and subsequent years, and to restrictions and easements of record.

1998 08/26 01:01 03CHECK 336.23

0479564
IDENTIF. & REFERENCE

98 AUG 26 AM 8:26
FILED & RECORDED
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 1933 Gulf Breeze, Madison, Tennessee
(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 hand s this 17th day of August 19 98

Matthew D. Lucero by Linda Burr Attyin Fact — Amy B. Lucero by Linda Burr Atty in Fact

Matthew D. Lucero-by Linda Burr his attorney-in-fact

Amy B. Lucero- by Linda Burr her attorney-in-fact

1-800-626-5477

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

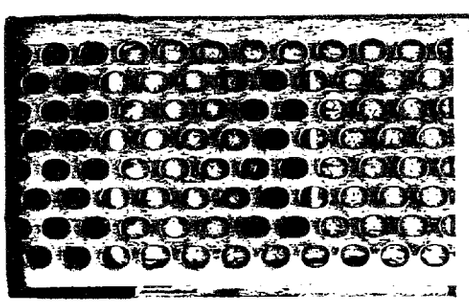
Before me, Shelton Hatcher a Notary Public within and for the State and County aforesaid, personally appeared Linda Burr with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Matthew D. Lucero and wife, Amy B. Lucero and who acknowledged that she executed the same as the free act and deed of said Matthew D. Lucero and wife, Amy B. Lucero.

Witness my hand and official seal at Hendersonville, Tennessee this 17th day of August, 1998.

My Commission Expires: 2/3/02

Notary Public

SHELTON HATCHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY



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

RECEIVED OF _____

FOR _____

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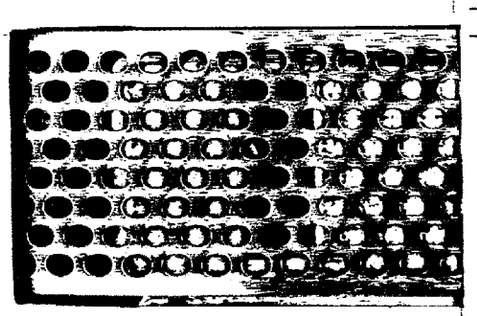
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 87900.00
CON TX 325.23
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 336.23
CHECK 336.23

08/26/98 01 08:27 0001 1909

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0479564
IDENTIF. ↑ REFERENCE

98 AUG 26 AM 8:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1337393