This instrument was prepared based on
Information provided by the parties by:
Bragg, Mansfield & Stegall
110 S. Maple Street
Murfreesboro, TN 37130
615-890-5700

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

A. W. Duke
Affiant

Subscribed and sworn to before me on this 20th day of January, 1999.

David Bragg
Notary Public
My commission expires: 12-16-2002

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
A. W. Duke	A. W. Duke	176-2-80
730 Lake Anne Dr.	730 Lake Anne Dr.	02d-78668
Woodbury, TN 37090	Woodbury, TN 37090	

WARRANTY DEED

2895 02/08 0101 03CHECK 307.00

WHEREAS, A. W. Duke (the "Grantee") is the owner and holder of a certain promissory note dated January 13, 1998, from William H. Bohrman, Jr. and wife, Amy P. Borhmann (the "Grantors") to the Grantee, in the original principal amount of Eighty thousand, nine hundred and ten dollars ($80,910.00) Dollars, which is secured by the deed of trust of record in Deed Book 10757, Page 779, Register's Office for Davidson County, Tennessee;

WHEREAS, the Grantor has agreed to make, and the Grantee has agreed to accept, this conveyance in return for full and complete satisfaction of said promissory note and the release of said deed of trust;

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, William H. Bohrman, Jr. and wife, Amy P. Borhmann, the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto A. W. Duke, the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 242, on the Plan of SECTION 19, PEPPERTREE FOREST, of record in Plat Book 7900, page 783, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the Same property conveyed to William H. Bohrmann, Jr. and wife, Amy P. Borhmann, by deed from A. W. Duke, as shown of record in Deed Book 10757, page 776, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants as shown of record in Deed Book 7982, page 736, and Deed Book 8'757, page 607, Register's Office for Davidson County, Tennessee. This conveyance is also subject to By-Laws of record in Deed Book 8757, page 623, Register's Office for Davidson County, Tennessee.

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

This property is not, nor ever has been, the primary residence of the grantor.

This conveyance is made subject to any outstanding property taxes, which are assumed by Grantee.

This is improved property, known as 5300 Flagstone , Antioch Tennessee 37013.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

The Grantee executes this instrument for the sole purpose of agreeing that this conveyance is for the full and complete satisfaction of the herein described promissory note and release of the herein described deed of trust.

WITNESS our hands this 13 day of Jan 1999.

GRANTOR:

William H. Borhmann, Jr.

Amy Bohrmann

GRANTEE:

A. W. Duke

STATE OF CALIFORNIA
COUNTY OF Riverside

Before me, the undersigned authority, of the state and county aforesaid, personally appeared William H. Bohrmann, Jr. and wife, Amy P. Bohrmann, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged themselves to be the within named grantors, and that they executed the foregoing Warranty Deed for the purposes therein contained, by signing their name.

WITNESS MY HAND and official seal on this 13 day of January, 1999.

OFFICIAL SEAL
AUDREY JEAN FLEISCHMAN
COMM. #1067902
Notary Public - California
RIVERSIDE COUNTY
My Commission Expires
SEPTEMBER 29, 1999

Notary Public
My commission expires Sept 29, 1999

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared A.W. Duke with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged himself to be the within named grantee, and that he executed the foregoing Warranty Deed for the purposes therein contained, by signing his name.

WITNESS MY HAND and official seal on this 20 day of January, 1999.

Notary Public
My commission expires ~~12/16/98~~
12/16/2002

DAVID M. BRAGG
Notary Public At Large
Commission Expires 12-16-2002

0546281

IDENTIF. & REFERENCE

99 FEB -8 AM 8:22

RUTHERFORD COUNTY REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11331 PAGE 183

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 307.00
CHECK 307.00

02/08/99 01 08:24 0001 2895

MAMT 80000.00
CANCEL

02/08/99 01 08:21 0001 2894

MAMT 80000.00
MOR TX 296.00
PRFEE 1.00
CANCEL

02/08/99 01 08:22 0001 2894

0546281
IDENTIF. ↑ REFERENCE

99FEB -8 AM 8:22
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1422205