WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

Robert E Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: 11-25-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Duke	Robert E and Carolyn F. Duke	MAP 101
(NAME) 700 Ermac Dr.	(NAME) 700 Ermac DR	PARCEL 189
(ADDRESS) Nashville TN 37214	(ADDRESS) Nashville Tn 37214	
(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, Sammy S. Rudolph and Connie M. Knight

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Duke and wife, Carolyn F. Duke

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, described as follows:

Beginning at a point in the centerline of a private road and the easterly line of W. H. Stringfellow as recorded in Deed Book 41, page 194, Register's Office for Davidson County, Tennessee; thence with said centerline south 43 deg. 10' 02" east 349.90 feet to a point; thence, leaving centerline and severing the Mike Campbell tract, as recorded in Deed Book 7420, page 301, said Register's Office, south 46 deg. 49' 58" west, passing an iron pin set at 25 feet, in all, 741.59 feet to a point; thence, with the northerly line of the Hickory Trails Farm Subdivision, as recorded in Plat Book 6801, page 444, said Register's Office, north 78 deg. 16' 48" west, 226.95 feet to a planted stone; thence, with the easterly line of W. H. Stringfellow, north 35 deg. 05' 31" east, passing an iron pin set at 893.26, in all, 918.79 feet to the point of beginning.

This tract is both subject to and is to be served access by a 50-foot wide ingress and egress easement. The centerline of which is described by metes and bounds as follows:

Beginning at a point at the centerline intersection of Gower Road and a 50-foot wide ingress/egress, also being north 25 deg. 12' 19" east 26.00 feet from the

CONTINUED

unimproved (X)
This is improved ( ) property, known as Tract 1, Hunters Trail, Nashville, Tennessee 37209
(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 19 day of March, 19 99

Sammy S. Rudolph
Sammy S. Rudolph

Connie M. Knight
Connie M. Knight

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sammy S. Rudolph and Connie M. Knight

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 Nashville, Tennessee, this day of 19 .

Commission expires

Notary Public

JOHN GREENEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE Exp.05/27/2001

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

1638 03/22 0101 03CHECK 151.90

05639976
RECORDING & REFERENCE
99 MAR 22 PM 12:07
ALL TAXES HAVE BEEN PAID
REGISTER'S OFFICE, DAVIDSON COUNTY, TN

LEGAL DESCRIPTION CONTINUATION

southeast corner of Mike Campbell, as recorded in Deed Book 7420, page 301, said Register's Office; thence, leaving Gower Road and with the centerline of a 50-foot ingress/egress easement, the following calls: north 78 deg. 17' 41" west 111.36 feet to a point; thence, along the arc of a curve to the left, having a radius of 250 feet, a central angle of 17 deg. 53' 87", a chord bearing and distance of north 87 deg. 14' 14" west, 77.72 feet to a point; thence, south 83 deg. 49' 13" west 193.18 feet to a point; thence, along the arc of a curve to the right, having a radius of 250 feet, a central angle of 50 deg. 49' 12", a chord bearing and distance of north 70 deg. 46' 11" west, 214.55 feet to a point; thence, north 45 deg. 21' 35" west, 100.47 feet to a point; thence, along the arc of a curve to the left, having a radius of 1,018.00 feet, a central angle of 30 deg. 55' 46", a chord bearing and distance of north 60 deg. 49' 28" west, 542.89 feet to a point; thence, north 76 deg. 17' 21" west, 180.52 feet to a point; thence, along the arc of a curve to the right, having a radius of 200 feet, a central angle of 33 deg. 07' 18", a chord bearing and distance of north 59 deg. 43' 42" west, 114.01 feet to a point; thence north 43 deg. 10' 02" west, 209.40 feet to a point in the easterly line of W. H. Stringfellow, as recorded in Deed Book 41, page 194, said Register's Office, and also being the point of termination.

Being the same property conveyed to Sammy S. Rudolph and wife, Connie M. Rudolph by deed from Eugene Campbell and wife, Virginia Campbell and Michael Campbell of record in Book 8111, page 693, said Register's Office. Sammy S. Rudolph and Connie M. Rudolph have since divorced. Connie M. Rudolph is now known as Connie M. Knight.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); (b) easement of record in Book 8111, page 693, said Register's Office; and (c) Agreement of record in Book 11320, page 521, said Register's Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11393 PG. 578

RECEIVED OF _____

FOR _____

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

05639976

IDENTIF. & REFERENCE

99 MAR 22 PM 12:07

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	37000.00
CON TX	136.90
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	151.90
CHECK	151.90

03/22/99 01 12:06 0001 1636

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1440736