THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16487
File Box 9B

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is: $66,400.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 1999.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS MICHAEL A. DUKES 151 N. Timber Drive Nashville, TN 37214	Southeastern Mortgage 115 29th Avenue South Nashville, TN 37212	Map 108-07 Par. 67.00 Co. F.B. 03D91689

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN D. JUAREZ, unmarried,

("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MICHAEL A. DUKES AND WIFE, CHRISTINA G DUKES,

("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 151 N. Timber Dr, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of June, 1999.

JOHN D. JUAREZ

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JOHN D. JUAREZ, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 1999.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARDEED

BILL GARNETT REGISTER DAVIDSON COUNTY, TN.
99 JUL -1 PM 4:56
INDEXING AS REFERENCE
06067752

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 67, Building F, together with the appurtenant interest in the common elements of Timber Lake Condominiums, a horizontal property regime established by Master Deed, and in By-Laws of record in Book 6549, page 475, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property conveyed to John D. Juarez, unmarried by deed from Carol L. Santoro, unmarried of record in Book 10936, page 672, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6549, page 475; (3) Charter of record in Book 6546, page 947; (3) Easements of record in Book 5856, page 80, Book 6587, page 204; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 342, and Plat Book 6250, page 219, said Register's Office.

"I AM THE OFFICIAL RECORD"
09:56:48 2356 07/01/99

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11554 PAGE 225

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

0606752

IDENTIFICATION REFERENCE

99 JUL -1 PM 4:56

GAIL BEIT REGISTER
DAVIDSON COUNTY, TN.

CAMT	66400.00
CON TX	245.60
PRFEE	1.00
MDEED	9.00
CFEE	2.00
TOTAL	256.60
CHECK	256.60

07/01/99 01 16:57 0001 7166

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485600