RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **38749** FILE BOX "7"

WARRANTY DEED

Instr:200004260041288 Page: 1 OF 2
REC'D FOR REC 04/26/2000 9:59:18AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $177.60

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$48,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 12 DAY OF APRIL 2000.

Notary Public

My Commission Expires SEPT. 28, 2002

MY COMMISSION EXPIRES: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
THE ALLEN A. ALMOND TRUST **5133 Harding Road, Suite B10-300** **Nashville, Tennessee 37205**	**S A M E**	**142-4-A-45** **9D 3641**

FOR AND IN 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, CHARLES M. DUKE and SANDRA B. DUKE, as tenants in common with rights of survivorship**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE ALLEN A. ALMOND TRUST**

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Unit No. 45 in a Horizontal Property Regime, located on the Plat of Belle Forest of record in Book 5200, page 167, Register's Office for said County.

Being the same property conveyed to Charles M. Duke and Sandra B. Duke, as tenants in common with rights of survivorship, by deed from Vicki Warren of record in Book 10009, page 676, Register's Office for Davidson County, Tennessee. The said Charles M. Duke having since married and his wife, Mary Elizabeth Copeland Duke, joins in the execution of said deed to convey whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

See attached page for exceptions:

See Durable General Power of Attorney signed by Mary Elizabeth Duke, a/k/a Mary Elizabeth Copeland of record in Instr: 200003290031637, Register's Office for Davidosn County, Tennessee.

Unimproved ( )

This is improved (X) property, known as **210 Old Hickory Boulevard, #45, Nashville, TN 37221**

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 HANDS THIS 12 **DAY OF** APRIL, **2000.**

CHARLES M. DUKE

Mary Elizabeth Copeland Duke
by Charles M. Duke
MARY ELIZABETH COPELAND DUKE

Sandra B. Duke Cathey
SANDRA B. DUKE

X Stephen R. Cathey

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 **CHARLES M. DUKE ~~AND WIFE, MARY ELIZABETH COPELAND DUKE~~**

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 the 12 DAY OF April, 2000.

My Commission Expires: 9/28/2002

Notary Public

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

My Commission Expires SEPT. 28, 2002

Personally appeared before me, THE UNDERSIGNED, A Notary Public in and for said County and State, the within named SANDRA B. DUKE NOW CATHEY and husband, STEPHEN R. CATHEY, the bargainors 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 the 12 day of Apr., **2000.**

NOTARY PUBLIC

My Commission Expires: 5/26/05

Continued from page I

THIS CONVEYANCE IS MADE SUBJECT TO:

TAXES FOR THE YEAR 2000 AND SUBSEQUENT YEARS, A LIEN, BUT NOT YET DUE AND PAYABLE.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Forest of record in Book 5438, page 699 and Book 6082, page 866, said Register's Office.

Easement Agreement between Belle Forest and American Buildings Company, of record in Book 5074, page 945, said Register's Office.

Subject to matters shown on the plan of record in Book 5200, page 167, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 12th day of April, 2000, before me personally appeared CHARLES MARTIN DUKE to me known to be the person who executed the foregoing instrument in behalf of MARY ELIZABETH DUKE, a/k/a MARY ELIZABETH COPELAND, as her Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said MARY ELIZABETH DUKE, a/k/a MARY ELIZABETH COPELAND, as though she had perasonally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 12th day of April, 2000.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002