Instr:200005030044651 Page: 1 OF 2
REC'D FOR REC 05/03/2000 2:12:13PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $380.73

#17185
File Box 9-B
First Title and
Escrow Company, Inc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

00-2436

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,900.00

Judith A. Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 2000

Karen Ford Mahlin
Notary Public

MY COMMISSION EXPIRES: 7/27/2002

KAREN FORD MAHLIN NOTARY PUBLIC DAVIDSON COUNTY TENN. LAW

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075
NAME ADDRESS

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Aaron S. Duke | New Owner | 73-05 |
| (NAME) | (NAME) | 164 |
| 2901 Shadow Lane | (STREET ADDRES) | 1SDZ 38405 |
| (STREET ADDRESS OR ROUTE NUMBER) | | |
| Nashville, TN 37216 | (CITY) (STATE) (ZIP) | |
| (CITY) (STATE) (P.O. ZIP) | | |

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, Judith A. Roberts, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aaron S. Duke and wife, Jane M. 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:

Being Lot No. 8 on the Plan of Riverwood Terrace Subdivision, of record in Plat Book 1835, page 134, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Garnet D. Roberts and wife, Judith A. Roberts, by deed from Cynthia D. Beeler, a widow, filed of record in Book 7702, page 32, Register's Office for Davidson County, Tennessee. The said Garnet D. Roberts having since died.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 1835, page 134, Register's Office for Davidson County, Tennessee.

This is improved property known as 2901 Shadow Lane, Nashville, TN 37216

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 her hand this 28th day of April, 2000.

Judith A. Roberts
Judith A. Roberts

00-2436

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Judith A. Roberts the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Nashville Tennessee on this the 28th day of April, 2000.

My commission expires 1-31-2004

Vivienne Graham
Notary Public

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

Judith A. Roberts, unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 2000.

My commission expires 1-31-2004

Vivienne Graham
Notary Public

VIVIENNE GRAHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.