This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

Instr:200008030077031 Page: 1 OF 2
REC'D FOR REC 08/03/2000 11:20:42AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $222.00

NEW OWNER:

Bertrand L. Duke and wife,
Wendy R. Duke
1312 Venus Drive
Nashville, Tennessee 37217

SEND TAX BILL TO:

SAME

MAP & PARCEL

Map 120-02-0
Parcel 089.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

AFFIANT

Sworn to and subscribed before me this 1 day of August, 2000.

DOUGLAS S. HALE NOTARY AT LARGE FEB. 23, 2002 WILLIAMSON CO., TN

DOUGLAS S. HALE NOTARY AT LARGE EXP. FEB. 23, 2002 WILLIAMSON CO., TN

NOTARY PUBLIC

My Commission Expires: 2/23/02

WARRANTY DEED

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 and sufficiency of which is hereby acknowledged, **RUTH MARGUERITE KILBURN**, hereinafter called the **"GRANTOR"**, has bargained and sold and by these presents does transfer and convey unto **BERTRAND L. DUKE AND WIFE, WENDY R. DUKE**, hereinafter called the **"GRANTEES"**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 28 on the Map of Stardust Acres, as of record in Book 1424, page 92, Register's Office for said County.

Said Lot No. 28 fronts 60 feet on the north side of Venus Drive and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Ruth Marguerite Kilburn, Charlee Tom B. Kilburn and Martha Sue Kilburn by deed from Chester Venable and wife, Virginia Venable, as of record in Book 2339, page 403, Register's Office for Davidson County, Tennessee. In Quitclaim Deed of record in Book 5886, page 179, said Register's Office, said property is conveyed to Ruth Marguerite Kilburn.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that she 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 follows:

1. Davidson County taxes for the year 2000 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 120-02-0-089.00.

2. All matters appearing on the Map of Stardust Acres, as of record in Book 1424, page 92, Register's Office for Williamson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind herself, her heirs and assigns, 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.

This improved property is known as 1312 Venus Drive, Nashville, Tennessee 37217.

WITNESS my hand this 1 day of August, 2000 in Brentwood, Tennessee.

Ruth Marguerite Kilburn by Sue K Crockett her attorney-in-fact

Ruth Marguerite Kilburn, by Sue K. Crockett, her attorney-in-fact

Ruth Marguerite Kilburn by Dorothy K. McMahon her attorney-in-fact

Ruth Marguerite Kilburn, by Dorothy McMahon, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1 day of August, 2000, before me personally appeared Sue K. Crockett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ruth Marguerite Kilburn, and who acknowledged that she executed the same as the free act and deed of said Ruth Marguerite Kilburn by virtue of the Power of Attorney, duly executed by the said Ruth Marguerite Kilburn and appearing of record in Instrument #200002280019162, of the Register's Office for Davidson County, Tennessee.

Witness my hand this 1 day of August, 2000 in Brentwood, Tennessee.

Notary Public

DOUGLAS S. HALE NOTARY AT LARGE EXP. FEB. 23, 2002 WILLIAMSON CO., TENNESSEE

My Commission Expires: 2/23/02

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1 day of August, 2000, before me personally appeared Dorothy McMahon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ruth Marguerite Kilburn, and who acknowledged that she executed the same as the free act and deed of said Ruth Marguerite Kilburn by virtue of the Power of Attorney, duly executed by the said Ruth Marguerite Kilburn and appearing of record in Instrument #200002280019162, of the Register's Office for Davidson County, Tennessee.

Witness my hand this 1 day of August, 2000 in Brentwood, Tennessee.

Notary Public

DOUGLAS S. HALE NOTARY AT LARGE EXP. FEB. 23, 2002 WILLIAMSON CO., TENNESSEE

My Commission Expires: 2/23/02