02

Davidson County DEEDWARR
Recvd: 11/01/00 11:10 2pgs
Fees:11.00 Taxes:351.50

20001101-0108358

Realty Title
48A

Prepared by:
Realty Title & Escrow Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Subscribed and sworn to before me, this 27th day of October, 2000.

Notary Public
My commission expires: 03/21/01

My Commission Expires

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jeffrey M. Condo	1st Trust Bank For Savings	52-08-O-A
1513 Santa Rosa Court	P.O. Box 17257	034.00CO
Madison TN 37115	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Esther Duke, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeffrey M. Condo, hereinafter called the Grantees, their successors 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, being Lot No. 34 on the Plan of Heron Walk, Section 2, Phase One, of record in Book 9700, Page 386, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Esther Duke, unmarried, by deed from Allen Earps and wife, Betty F. Earps, dated October 2, 1997, recorded in Book 10661, Page 867, said Register's Office.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1513 Santa Rosa Court, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 27th day of October, 2000.

Esther Duke — 10/27/00

Esther Duke

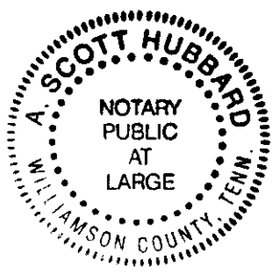
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Esther Duke, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 27th day of October, 2000.

A. Scott Hubbard
State of Tennessee at Large

My Commission expires 03/21/01



Commission Expires
03-21-01