AFFIDAVIT

Davidson County DEEDWARR
Recvd: 11/20/00 13:21 3pgs
Fees:15.00 Taxes:270.10
20001120-0114551

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear of affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $73,000.00, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

X Richard Dukes
AFFIANT

Subscribed & sworn to before me this 30th day of October, 2000.

Wendy L Causey
NOTARY PUBLIC

My Commission Expires: 5-28-2003

Name & Address for Tax Notice: **Richard Dukes**
3231 Priest Woods Drive, Nashville, TN

Map and Parcel: 108-16-94

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SEVENTY-THREE THOUSAND** and **No/100 DOLLARS** *($73,000.00)*, cash in hand paid, the receipt of which is hereby acknowledged, I, **BETTY ELAINE ADAIR**, have bargained and sold and by these presents do hereby transfer and convey unto **RICHARD DUKES**, his heirs and assigns, a certain tract or parcel of land located and situated in Davidson County, Tennessee, more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 28B, Zone Lot Division of Lots 28, 29 and 19 on the Plan of Lakeview Hills Subdivision, Section II, as of record in Book 5200, Page 710, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Betty Elaine Adair by deed from Jack Kemp, Secretary of Housing and Urban Development, of record in Book 8482, Page 880, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the plat of record in Book 5200, Page 710, Book 5800, Page 137, and amended in Book 6235, Page 61, Register's Office for Davidson County, Tennessee. Also subject to restrictive covenants of record in Book 6256, Page 28, Register's Office for Davidson County, Tennessee.

Possession: Date of deed. 2000 Taxes prorated.

Prepared By:
BASS AND BASS, ATTORNEYS
Carthage, TN

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **RICHARD DUKES,** his heirs and assigns, forever. I covenant that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same and same is unencumbered, except as stated above.

I FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to the said tract or parcel of land to the said **RICHARD DUKES,** his heirs and assigns, against the lawful claims of all persons, whomsoever.

HERMAN HENRY, spouse of Betty Elaine Adair, joins in this conveyance to divest himself of whatever marital interest he may possess in the subject property by virtue of his marriage to Betty Elaine Adair. This property was never used as the primary residence of the Grantor.

WITNESS OUR HANDS this the 30 day of October, 2000.

Betty Elaine Adair
BETTY ELAINE ADAIR

Herman Henry
HERMAN HENRY

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named **BETTY ELAINE ADAIR,** the bargainor, with whom I am personally acquainted or proven to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Offices, Wilson County, Tennessee, this the 30 day of October, 2000.

NOTARY PUBLIC

My commission expires: 1/12/2004

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named **HERMAN HENRY,** the bargainor, with whom I am personally acquainted or proven to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Offices, Smith County, Tennessee, this the 30th day of October, 2000.

NOTARY PUBLIC

My commission expires: 1/12/2004

WD-Dukes-R