WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/08/01 15:56 2pgs
Fees:11.00 Taxes:947.20

20010208-0012735

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 256,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 2001

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN My Commission Expires September 25, 2004

Notary Public

MY COMMISSION EXPIRES: 9/25/2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Dukes (NAME)	Wells Fargo Home Mortgage (NAME)	160 16A 23
5729 Chadwick Lane (ADDRESS)	4465 Corporation Lane, Ste 100 (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Virginia Beach, VA 23462 (CITY) (STATE) (ZIP)	

FOR AND 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 R. Johnston, III, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Dukes and wife, Melissa G. Dukes

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:

Land in Davidson County, Tennessee, BEING Lot No. 14 on the Plan of Section Two, Montgomery Place, of record in Plat Book 7900, page 922, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Charles R. Johnston, III and wife, Fran C. Johnston, by deed from Radnor Homes, Inc., of record in Book 10424, page 607, Register's Office for Davidson County, Tennessee. Fran C. Johnston having since died.

This conveyance is subject to the following: Taxes for the year 2001 have been prorated and payment thereof is expressly assumed by the herein Grantor; Declaration of Covenants, Conditions and Restrictions of record in Book 9307, page 681; Plan of record in Book 7900, page 922; By-Laws of record in Book 9307, page 720; Charter of record in Book 9307, page 676; Easements of record in Book 6994, page 909, Book 7322, page 326, Book 7322, page 341, Book 7322, page 344, Book 11196, page 83, Book 7859, page 371, Book 8175, page 804, Book 6820, page 489; Deed of Conveyance of record in Book 10208, page 764, and page 806; all in the Register's Office for Davidson County, Tennessee.

Glenda Johnston joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Charles R. Johnston, III.

unimproved ( )
This is improved (X) property, known as 5729 Chadwick Lane, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 2nd day of February, 2001

Charles R. Johnston, III

Glenda Johnston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles R. Johnston, III and Glenda Johnston

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 Brentwood, Tennessee, this 2nd day of February, 2001.

Commission expires 10/9/01

WANDA P. NOKES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 10-9-2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged that he _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public