THIS INSTRUMENT PREPARED BY:
James S. Higgins
Attorney at Law
311 White Bridge Road
Nashville, Tennessee 37209
(615) 353-0930

Davidson County DEEDWARR
Recvd: 06/11/01 12:58 2pgs
Fees:11.00 Taxes:610.50
20010611-0061193

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL
John Aaron Holt	8044 Poplarwood Dr. Nashville, TN 37221	Map 90-08 Par, 25

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Five Thousand ($165,000.00) DOLLARS, cash in hand paid, and other good and valuable considerations, receipt of all of same from the Grantee being acknowledged.

I, H.C. Duke, a single person, Grantor has bargained and sold, and by these presents do transfer and convey unto the said John Aaron Holt, the GRANTEE herein, its transferees and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING PARTS OF LOTS NOS. 56 AND 58 ON THE PLAN OF WEST NASHVILLE ANNEX, AS OF RECORD IN BOOK 332, PAGE 11, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING IN THE CENTER OF ROBERTSON AVENUE OR ROAD AT A POINT 100 FEET EAST OF THECENTER OF SPENCER AVENUE, THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO H.C. SADLER AND WIFE, BY DEED FROM LOLA LORINE REED AND HUSBAND, OF RECORD IN BOOK 2084, PAGE 402, SAID REGISTER'S OFFICE; THENCE WITH THE EASTERLY LINE OF THE PROPERTY CONVEYED TO CARRIE EARLINE BELL BY DEED FROM LOLA LORINE REED AND HUSBAND, OF RECORD IN BOOK 2084, PAGE 397, SAID REGISTER'S OFFICE; THENCE WITH SAID LINE EASTWARDLY 92 ½ FEET TO AN IRON PIN ON THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH THE WESTWARDLY MARGIN OF SAID ALLEY SOUTHWARDLY 300 FEET TO THE CENTER OF ROBERTSON AVENUE OR ROAD; THENCE WITH SAME WESTWARDLY 92 ½ FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO H.C. DUKE AND WIFE, ELIZABETH DUKE BY DEED FROM VADA COX (FORMERLY VADA BARRETT), AS OF RECORD IN BOOK 3765, PAGE 477, IN THE REGISTER OF DEEDS OFFICE OF DAVIDSON COUNTY, AT NASHVILLE, TENNESSEE.

FURTHER BEING THE PROPERTY CONVERYED TO H.C. DUKE BY DEED FROM ELIZABETH DUKE PURSUANT TO A FINAL DIVORCE DECREE, DOCKET NO: 85D-162 OF RECORD IN BOOK 6690, PAGE 957 OF THE REGISTER OF DEDS OFFICE OF DAVISDON COUNTY, NASHVILLE, TENNESSEE.

SUBJECT TO ALL COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.

This is the same legal description used in the previous Deed.

This conveyance is subject to all restrictions and easements of record.

STATE OF Tennessee]
COUNTY OF Davidson]

The actual consideration of value whichever is greater, for this transfer is $165,000.00.

Subscribed and sworn to before me this the 8th of June, 2001.

John A Holt
AFFIANT

Melody E. Loxton
NOTARY PUBLIC

MELODY E. LOXTON NOTARY PUBLIC AT LARGE DICKSON COUNTY

My commission expires: 1/7/03

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its transferees and assigns, forever. And I do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its transferees and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

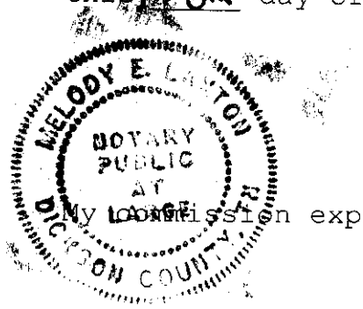
W I T N E S S my hand this 8th day of June, 2001.

H.C. Duke
H.C. DUKE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, H.C. Duke the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand and seal at office in Nashville, this 8th day of June, 2001.



Melody E. Laxton
NOTARY PUBLIC

My commission expires: 1/7/03