This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
ATTORNEYS AT LAW
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/01/01 09:25 2pgs
Fees:13.00 Taxes:710.40

20010801-0081311

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Charles M. Duke and wife, Mary E. Duke 7252 River Bend Road Nashville, TN 37221	ABN AMRO Mortgage Group, Inc. 2600 W. Big Beaver Road Troy, MI 48084	141-12-0-C-25.00 CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Bea Berkon, unmarried,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Charles M. Duke and wife, Mary E. 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, Tennessee, being Lot No. 25 on the Plan of River Bend of record in Book 6900, page 504, as amended in by Surveyor's Correction Deed of record in Book 7465, page 833, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Meyer E. Berkon and wife, Bea Berkon by deed from Joseph W. Morris and wife, Joyce A. Morris of record in Book 9497, page 600, RODC, TN, Meyer E. Berkon having since died leaving said property to Bea Berkon as surviving spouse.

SUBJECT TO THE FOLLOWING:

1. 2001 Taxes are a lien, but not yet due and payable.
2. Declaration of covenants of record in Book 7112, page 481, amended in Book 7308, page 805, Book 7308, page 808, Book 7336, page 15, and Book 7549, page 893, RODC, TN.
3. Subject to any and all building and zoning regulations and permits.

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 I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my 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.

This property is known as: 7252 River Bend Road, Nashville, TN 37221

WITNESS MY HANDS THIS 26TH DAY OF JULY, 2001 IN FRANKLIN, TENNESSEE.

Bea Berkon

SELLER: BEA BERKON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Bea Berkon,** the within named bargainor(s) with whom I am personally acquainted and who acknowledge that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 26th day of July, 2001 in Franklin, TN.

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

Notary Public

My Commission Expires: July 14, 2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $192,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 26th day of July, 2001, in Franklin, Tennessee.

NOTARY PUBLIC

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

MY COMMISSION EXPIRES: July 14, 2002