NAME AND ADDRESS OF NEW OWNERS:
Diane C. Fashing
407 Oak Forge
Antioch, TN 37013

SEND TAX BILLS TO:
Cavalry Banking
114 West College Street
Murfreesboro, TN 37130

THIS INSTRUMENT PREPARED BY:
L. GILBERT ANGLIN
Attorney at Law
1535 West Northfield Blvd.
8 Lincoln Square
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 12/12/01 10:09 2pgs
Fees:13.00 Taxes:332.63

20011212-0137025

WARRANTY DEED

(Map 11-O-A, Parcel 34.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **John R. Duke and wife, Bobbie J. Duke**, have bargained and sold and do hereby transfer and convey unto **Diane C. Fashing, unmarried**, her heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

BEING all of Lot No. 34, on the Plan of Second Revision, Section Two, BELL FORGE VILLAGE, according to plat and survey of record in Plat Book 5200, page 695, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

The legal description is the same as the previous deed of record.
BEING the same property conveyed to John R. Duke and wife, Bobbie J. Duke by Warranty Deed of record in Record Book 10257, page 866, of the Register's Office of Davidson County, Tennessee.

SUBJECT to restrictive covenants of record in Record Book 6040, page 538, Record Book 6350, page 858, Record Book 6651, page 207 and Record Book 7224, page 209; Storm water Detention Agreement in Record Book 6531, page 321; Sewer Line Easement in Record Book 6895, page 672; Agreement for Dumpster Facility in Record Book 7224, page 195; Deed of Conveyance in Record Book 6956, page 103 and Record Book 6956, page 131; Quitclaim Deed of common area to Homeowners Association in Record Book 6040, page 534 and Record Book 7224, page 241; Charter for Homeowners Association in Record Book 6887, page 495 and Record Book 7491, page 883, as amended in Record Book 8154, page 962; By-Laws in Record Book 6040, page 576 and Record Book 6306, page 644; any and all matters of record and as shown in Plat Book 5200, page 695; all of the Register's Office of Davidson County, Tennessee.

Property known as 407 Oak Forge, Antioch, TN 37013

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantee, her heirs, and assigns, forever.

We covenant with the said grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2001 real property taxes which will be paid and prorated at closing.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this 7th day of December, 2001.

John R. Duke

Bobbie J. Duke

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **John R. Duke and wife, Bobbie J. Duke**, the within named bargainors, 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, this 7th day of December, 2001.

My Commission Expires:

ELIZABETH A. DOMEN
Notary Public, Rutherford County, Tennessee
My Commission Expires February 19, 2002

Notary Public

ELIZABETH A. DOMEN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, infomation, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$89,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 7th day of December, 2001.

My Commission Expires:

ELIZABETH A. DOMEN
Notary Public, Rutherford County, Tennessee
My Commission Expires February 19, 2002

Notary Public

ELIZABETH A. DOMEN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE