Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 02/08/02 13:46 1pgs
Fees:13.00 Taxes:320.05

20020208-0017533

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,500.00 .

xCarrie A. Duke
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 30th DAY OF JANUARY, 2002.

(Affix Seal)

Notary Public

My Commission Expires: July 16 2002

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

WARRANTY DEED

Preparer's File #-02A0037

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Carrie Alice Duke	Franklin American Mortgage Co.	142-04-A-166
214 Old Hickory Blvd. Unit #166	501 Corporate Center, suite 400	
Nashville, TN 37221	Franklin, TN 37067	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHARLES M. DUKE AND MARY E. DUKE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CARRIE ALICE DUKE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit No. 166 of Belle Forest, a Condominium Apartment, a Horizontal Property Regime, created under Title 66, section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5438, page 699, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Forest Condominiums as of record in Book 5200, page 167, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Charles M. Duke and wife, Mary E. Duke by Deed from Angie S. Scott, Unmarried and Charles M. Scott, A Married Person of record at Instrument No. 200004140037690, Register's Office for Davidson County, Tennessee.

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

This is (X) improved property known as **214 Old Hickory Blvd. Unit #166, Nashville, Tennessee 37221**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **30th** day of **January, 2002**:

Charles M. Duke

Mary E. Duke

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 M. DUKE AND MARY E. DUKE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 30th day of January, 2002.

Notary Public

My Commission Expires: July 16 2002

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