This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Gary Wayne Nash
3711 Faulkner Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Same

Davidson County DEEDWARR
Recvd: 04/08/02 14:55 2pgs
Fees:13.00 Taxes:473.23
20020408-0042816

WARRANTY DEED

(Map Number 147-4; Parcel Number 68.00)

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, I, the undersigned, **RONNIE DUKE, unmarried,** have bargained and sold and do hereby transfer and convey unto **GARY WAYNE NASH, unmarried,** his heirs and assigns, forever, that certain property located and situated in **Davidson** County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 109 on the Plan of Hillbrook, Section III, of record in Plat Book 3300, page 84, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Ronnie Duke by quitclaim deed from Rhonda L. Duke, of record in Instrument 20020220-0021678, Register's Office for Davidson County, Tennessee
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
>
> THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 3300, page 84, to restrictive covenants of record in Book 3460, page 295, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **3711 Faulkner Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein.

GRANTOR FURTHER COVENANTS and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 21st day of March, 2002.

RONNIE DUKE

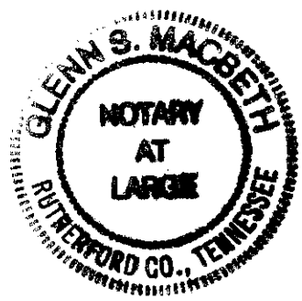
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ronnie Duke, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Franklin, Tennessee, on this the 21st day of March, 2002

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002



STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$127,900.00**, 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 21st day of March, 2002

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

