Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027
B - 2730
RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 40729

Davidson County DEEDWARR
Recvd: 04/16/02 14:10 2pgs
Fees:13.00 Taxes:510.23
20020416-0047170

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 137,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **11TH DAY OF APRIL, 2002.**

Notary Public

MY COMMISSION EXPIRES: 11/27/04

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS:
ANDY U. LAN et ux
2913 Cherry Hills Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
First Horizon Home Loans
4000 Horizon Way
Irving, TX 75063

MAP-PARCEL #
150-1-291

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **WE, BOBBY L. DUKE and wife, ANGEL R. DUKE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDY U. LAN and wife, PAULETTE C.** Lan

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, being Lot No. 292 on the Plan of Cherry Hills, Section 6, as shown on the Plat of record in Plat Book 4300, Page 176, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Bobby Lee Duke and wife, Angel R. Duke by Quitclaim Deed from Brenda J. Fisher, Trustee, of record in Book 10737, Page 785, Register's Office for Davidson County, Tennessee and by deed from Betty Lee Duke of record in Book 8462, Page 194, and by deed from William A. Maultsby and wife, Anita G. Maultsby, of record in Book 7554, Page 542, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (**X**) property, known as **2913 Cherry Hills Drive, Antioch, Tennessee 37013**

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 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.

WITNESS OUR HANDS THIS 11TH DAY OF APRIL, 2002.

Bobby L. Duke
BOBBY L. DUKE

Angel R. Duke
ANGEL R. DUKE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named BOBBY L. DUKE and wife, ANGEL R. DUKE, the 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 at Nashville, Tennessee, this the 11th day of April, 2002.

NOTARY PUBLIC

My Commission Expires: 3/25/06

NOTARY PUBLIC DAVIDSON COUNTY TENN. ALAN D. MAZER