This instrument was prepared based on
Information provided by the parties by:
Bragg, Mansfield & Stegall
110 S. Maple Street
Murfreesboro, TN 37130
615-890-5700

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Affiant

Subscribed and sworn to before me on this 10 day of June, 2002.

Notary Public
My commission expires: 8-22-05

Davidson County DEEDWARR
Recvd: 06/18/02 16:00 2pgs
Fees:13.00 Taxes:314.50
20020618-0073826

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
A. W. Duke 730 Lake Anne Dr. Woodbury, TN 37090	A. W. Duke 730 Lake Anne Dr. Woodbury, TN 37090	176-2-80 02d-78668

WARRANTY DEED

WHEREAS, A. W. Duke (the "Grantee") is the owner and holder of a certain promissory note dated February 28, 2000, from Sean Asberry, unmarried (the "Grantor") to the Grantee, in the original principal amount of Eighty-five thousand and no/100 ($85,000.00) Dollars, which is secured by the Deed of Trust of record in the Office of the Register of Davidson County, Tennessee, under Instrument No. 200003060022255;

WHEREAS, the Grantor has agreed to make, and the Grantee has agreed to accept, this conveyance in return for full and complete satisfaction of said promissory note and the release of said deed of trust;

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Sean Asberry, unmarried, the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto A. W. Duke, the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 242, on the Plan of SECTION 19, PEPPERTREE FOREST, of record in Plat Book 7900, page 783, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the Same property conveyed to Sean Asberry, unmarried, by deed from A. W. Duke, as shown of record in Instrument No. 200003060022254 in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to restrictive covenants as shown of record in Deed Book 7982, page 736, and Deed Book 8757, page 607, Register's Office for Davidson County, Tennessee. This conveyance is also subject to By-Laws of record in Deed Book 8757, page 623, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is made subject to any outstanding property taxes, which are assumed by Grantee.

This is improved property, known as 5300 Flagstone , Antioch Tennessee 37013.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

The Grantee executes this instrument for the sole purpose of agreeing that this conveyance is for the full and complete satisfaction of the herein described promissory note and release of the herein described deed of trust.

WITNESS my hand this 10th day of June, 2002.

GRANTOR:

Sean Asberry

GRANTEE:

A. W. Duke

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared Sean Asberry, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged himself to be the within named grantor, and that he executed the foregoing Warranty Deed for the purposes therein contained, by signing his name.

WITNESS MY HAND and official seal on this 6th day of June, 2002.

Notary Public
My commission expires

DAVID M. BRAGG
Notary Public At Large
Commission Expires 12-16-2002

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared A.W. Duke with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged himself to be the within named grantee, and that he executed the foregoing Warranty Deed for the purposes therein contained, by signing his name.

WITNESS MY HAND and official seal on this 10 day of June, 2002.

Notary Public
My commission expires

KEVIN NYE LOWRY
Notary Public At Large
Commission Expires 08-22-2005