WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF July 2002

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

FRANKIE A. MATTHEWS NOTARY PUBLIC MY COMM. EXP. MAY 30, 2004 DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R. Stokes (NAME)	Owner (NAME)	MAP 63
1040 Avondale Drive (ADDRESS)	(ADDRESS)	GROUP 2
Hendersonville, Tennessee 37075 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 125

FOR AND 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, Harold T. Duncan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael R. Stokes

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 08/08/02 12:47 3pgs
Fees:18.00 Taxes:46.25

20020808-0095695

unimproved (X)
This is improved ( ) property, known as Pawnee Trail, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 25th day of July, 2002

Harold T. Duncan

Harold T. Duncan

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold T. Duncan

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at White House, Tennessee, this 25th day of July, 2002.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

EXHIBIT A

Land in the Eleventh (11th) Civil District of Davidson County, Tennessee, and being described as follows to-wit:

Beginning at a point marked with an iron pin, in the westerly margin of Pawnee Trail, on the map or plan of Nawakwa Hills, dated April 3, 1930 and recorded November 15, 1930 in Book 843, Pages 36 and 37 of the Register's Office for Davidson County, Tennessee. Said beginning point, also being the south east corner of a tract of land conveyed to Andred K. Schutt and wife, Evangeline P. Schutt by deed from Chas. U. Coggin, Trustee, et al, recorded in Book 2037, Page 244, of the Register's Office for Davidson County, Tennessee. Said point of beginning being 1235.8 feet, more or less, (southerly with the westerly margin of said Pawnee Trail), from the southerly margin of Nawakwa Trail, and the intersection of said Pawnee Trail; thence with the westerly margin of Pawnee Trail, S 44 deg. 37 min. W (with the northerly margin of said 50 foot private Roadway) 150 feet to a point marked with an iron pin; thence N 44 deg. 23 min. W 50 feet to a point marked with an iron pin; thence N 45 deg. 23 min. 37 sec. E 150 feet, more or less, to the point of beginning.

Being the same property conveyed to Harold T. Duncan by deed from Clifford G. Vaughn of record in Book 8048, Page 290, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to any and all easements, if any.

This conveyance subject to such easements, setback lines, and restrictive covenants of record in said Register's Office.