BOX 2

Davidson County DEEDWARR
Recvd: 08/15/02 11:40 2pgs
Fees:13.00 Taxes:83.25

20020815-0098923

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 18, 2003

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$22,500.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2002.

Notary Public

My commission expires: 3/15/2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
TRACY W. DUKE	**NEW OWNER**	**MAP 092-12, PARCEL 348.00**
204 LUCAS LANE		
BRENTWOOD, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

LOUIS KOMISAR LIVING TRUST AGREEMENT

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

TRACY W. DUKE and wife, KARIE L. DUKE

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:

Land in Davidson County, TN, being Lot No. 18 in McMillan's Subdivision of the Old State Penitentiary Land as of record in Book 161, Page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50 feet on the westerly side of 15th Avenue North and runs back between parallel lines 100 feet to an alley.

Being the same property conveyed to Louis Komisar by deed from Tennessee Credit Corporation of record in Book 8673, Page 566, said Register's Office. The said Louis Komisar, an unmarried individual, having quitclaimed to Louis Komisar, Trustee of the Louis Komisar Living Trust Agreement, of record in Instrument #20001011-0100890, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2002 and subsequent years, easements, and restrictions of record if any.

This is improved (____) Unimproved (_X___) property, known as **223 15th Avenue North, Nashville, TN 37203**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 31st day of July, 2002.

LOUIS KOMISAR LIVING TRUST AGREEMENT
BY: LOUIS KOMISAR, TRUSTEE

LOUIS KOMISAR, Individual

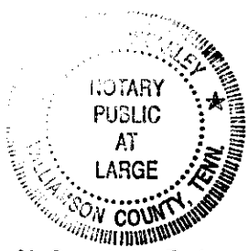
STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LOUIS KOMISAR**, **INDIVIDUAL,** the bargainor(s) 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 Brentwood, Tennessee on this **31st** day of **July, 2002.**

Louis S Weakley
Notary Public

My Commission Expires: 3/18/2003



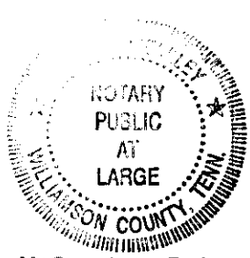
My Commission Expires
March 18, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally LOUIS KOMISAR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the TRUSTEE of the LOUIS KOMISAR LIVING TRUST AGREEMENT the within named bargainor, a Living Trust Agreement, and that he as such TRUSTEE being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the LOUIS KOMISAR LIVING TRUST AGREEMENT by the said LOUIS KOMISAR as such TRUSTEE.

Louis S Weakley
NOTARY PUBLIC

My Commission Expires: 3/18/2003



My Commission Expires
March 18, 2003