BOX 2

Davidson County DEEDWARR
Recvd: 08/15/02 11:41 2pgs
Fees:13.00 Taxes:451.03

20020815-0098925

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires March 16, 2003

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$121,900.00.**

Affiant

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

Notary Public

My commission expires: 3/16/2003
(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 347.00**
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, I,

Austin W. Duke, a married man

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. 19 in McMillin's Subdivision of the Old State Prison land as per plan of said subdivision of record in Book 161, Page 119, said Registers' Office.

Said Lot No. 19 fronts fifty feet on the west side of Stonewall Street, now 15th Avenue North, running thence westerly between parallel lines, 100 feet to an alley.

Being the same property conveyed to Austin W. Duke, a married person, by deed from L.A. Bowman, Jr., heir-at-laws of L. A. Bowman and wife, Jannie Bowman, of record in Book 5372, Page 331, 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.

Said property was never the primary residence of the said AUSTIN W. DUKE.

This is improved (_x___) Unimproved (____) property, known as **221 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.

Austin W. Duke

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Austin W. Duke, married,** 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.**

Robin S. Weakley
Notary Public

My Commission Expires: 3/18/2003

ROBIN S. WEAKLEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires March 18, 2003