THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** ~~**File Box 9B:**~~ ~~**First Title & Escrow Co., Inc.**~~ **FTEC File No. 19322** BOX 50-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $375000.00 Affiant Subscribed and sworn to before me, this 15th day of AUGUST, 2002. Notary Public My Commission Expires: _____ GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
BEN MARETT ROOKE, III 6405 JOCELYN HOLLOW ROAD NASHVILLE, TN 372095	SUNTRUST BANK 201 4TH AVE. N, 7TH FL NASHVILLE, TN 37219	MAP 115-15-0 PAR 95.00 FB 08DZ71970

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, LUCY S. KELLY DUVALL AND HUSBAND, GREG DUVALL ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to BEN MARETT ROOKE, III, MARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in TENNESSEE County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6405 JOCELYN HOLLOW ROAD, NASHVILLE, TENNESSEE 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of AUGUST, 2002.

Lucy S. Kelly Duvall
LUCY S. KELLY DUVALL

GREG DUVALL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, LUCY S. KELLY DUVALL AND HUSBAND, GREG DUVALL, 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, at office, this 15th day of AUGUST, 2002.

My Commission Expires: _____

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 08/19/02 14:34 2pgs
Fees:13.00 Taxes:1387.50
20020819-0100068

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Section I, West Meade Farms, Inc., as of record in Plat Book 1424, page 47, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Lucy S. Kelly and Greg DUvall, as tenants in common with right of survivorship by deed from James W. Carell and iwfe, Janet K. Carell of record in Book 11365, page 631, said Register's Office. The said Lucy S. Kelly and Greg Duvall having since married.

This conveyance is made subject to: (1) 2002 Taxes, which have prorated and assumed by the Grantees; (2) Easements of record in Book 6161, page 299; and (3) All matters appearing on the Plan of record in Plat Book 1424, page 47, said Register's Office.

EXHIBIT "A"