WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 10/29/02 12:23 2pgs
Fees:13.00 Taxes:321.90

20021029-0132280

G-9044-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

x Keith Leonard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October 2002

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires October 25, 2003
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Leonard (NAME)	same as new owner (NAME)	MAP 43-9
104 Anglepointe (ADDRESS)	(ADDRESS)	PARCEL 137
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	11D51150

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, Walter F. Duke, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith Leonard and wife, Shirelle L. Leonard

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, Tennessee, being Lots Nos. 22 and 23, Block F of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 25 feet on the east side of Delaware Avenue and runs backs between lines 228.4 feet on the northerly line and 225.8 fet on the southerly line to a dead line in the rear measuring 25 feet thereon.

Said Lot No. 23 fronts 25 feet on the easterly side of Delaware Avenue and extends back 228.4 feet on the northerly line and 225.8 feet on the southerly line to a dead line in the rear measuring 25 feet thereon.

Being the same property conveyed to Walter F. Duke et ux, Marie Duke by deed from Anna L. Mills et vir, James W. Mills of record in Book 5172, Page 906, Register's Office for Davidson County, Tennessee, and conveyed to Walter F. Duke by Quitclaim Deed from Marie Duke of record in Book 5648, Page 77, and conveyed to Walter F. Duke by Quitclaim Deed from Linda S. Duke of record in Book 9182, Page 544, Register's Office for Davidson County, Tennessee.

This property has never been the principal residence of the Grantor, Walter F. Duke.

This is ( ) unimproved (X) improved property, known as 610 Delaware Avenue, Madison, TN 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 24th day of October, 2002

Walter F. Duke

Walter F. Duke

DCTN01WC

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 Walter F. Duke, married

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 Goodlettsville, Tennessee, this 24th day of October, 2002.

Commission expires 10-25-03

Notary Public

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

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