Box 17

THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
392 Harding Place, Suite 230
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 11/04/02 13:52 3pgs
Fees:18.00 Taxes:270.10
20021104-0135062

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
TRACY JENNETTE 207 Graylynn Drive Nashville, TN 37214	IRWIN MORTGAGE CORP. P.O. Box 7189 Indianapolis, IN 46207-7189	Map 95-4 Parcel 171

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged

Tommy Duke, Sheila Duke, Minnie Paulette Duke, Dwayne Duke, Patti Duke Shuford, Manuel Lambert (individually and as Conservator for the Estate of Betty Ann Duke), Kathy Lambert Ellis, beneficiaries under the will of Edward Duke, deceased,

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Tracy Jennette

hereinafter called the Grantee, her 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 Lot No. 25 on the Map of Eva-Mor Heights, of record in Book 1425. page 149, Register's Office for said County.

Said Lot No. 25 fronts 70.32 feet on the easterly side of Graylynn Drive and runs back between lines, 237.98 feet on the northerly line and 254.25 feet on the southerly line to a dead line in the rear on which it measures 42.38 feet.

Being the same property conveyed to Edward Duke and wife, Jean R. Duke by deed from Gideon A. Fuller and wife, Margaret Ann Fuller of record in Book 2801,page 587, and to Edward Duke by deed from Jean H. Duke by deed dated 10/17/89 of record in Book 7969, page 854, Register's Office for Davidson County, Tennessee. The said Edward Duke having since died and Tommy Duke, Sheila Duke, Paula Duke (a/k/a Minnie Paulette Duke), Dwayne Duke, Patty Duke(now Shuford), Manuel Lambert and Kathy Lambert (now Ellis) being the beneficiaries under the Will of record Docket #01P1842 Probate Court Davidson County, TN Betty Ann Duke having been bequeath a life estate and Manuel Lambert having been appointed Conservator for her estate and said conservatorship joins in this conveyance by order of the Probate Court Docket No. 01P727.

This conveyance is subject to any and all existing easements of record including a sewer easement of record in Book 4749, page 982, and to all matters shown on the plan of record in Book 1424, page 149, said Register's Office.

The legal description is the same as the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) their heirs and assigns, forever; and we do covenant with the said Grantee(s) 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 assigns, to warrant and defend title 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 our hands this 31st day of October, 2002.

Tommy Duke
TOMMY DUKE

Sheila Duke
SHEILA DUKE

Minnie Paulette Duke by Patti Duke Shuford, attorney-in-fact
MINNIE PAULETTE DUKE
By Patti Duke Shuford
By Power of Attorney of record
in Instrument No.
Register's Office for Davidson
County, TN

Dwayne Duke
DWAYNE DUKE

Patti Duke Shuford
PATTI DUKE SHUFORD

Manuel Lambert
MANUEL LAMBERT
Individually as beneficiary
and as Conservator for the
Estate of Betty Ann Duke

Kathy Lambert Ellis
KATHY LAMBERT ELLIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOMMY DUKE, SHEILA DUKE, DWAYNE DUKE, PATTI DUKE SHUFORD, MANUEL LAMBERT and KATHY LAMBERT ELLIS, the within named bargainors, 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 Nashville, Tennessee, this 31st day of October, 2002.

My Commission Expires:
11/26/05

Laura G. Beasley
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On October 31, 2002, before me personally appeared PATTI DUKE SHUFORD to me known to be the person who executed the foregoing instrument in behalf of MINNIE PAULETTE DUKE and acknowledged that she executed same as the free act and deed of said MINNIE PAULETTE DUKE for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 2002.

My Commission Expires:

11/26/05

Laura A. Beasley
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $73,000.00.

AFFIANT

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

My Commission Expires:

11/26/05

Laura A. Beasley
NOTARY PUBLIC