Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,900.00 . Affiant
WARRANTY DEED Preparer's File #-03B0235	SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2003. NOTARY PUBLIC (Affix Seal) My Commission Expires: 7/12/04 Notary Public

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David Karkau	David Karkau	147-03-A-4
441 Harding Place, #A-4	7016 Sugarplum Rd	
Nashville, Tennessee 37211	Nashville, TN 37211	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, RONNIE DUKE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DAVID KARKAU, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Unit A-4 of Harding Place Condominium created under Title 66 Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotate and as established by a Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Units set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, page 571 and 572, Register's Office for Davidson County, Tennessee, for a more complete identification and description on such Unit.

Being the same property conveyed to Ronnie Duke by Deed from Donalene Mankin of record in Instrument No. 200204090043577, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **441 Harding Place, #A-4, Nashville, Tennessee 37211**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **27th** day of **February, 2003**:

Ronnie Duke

Davidson County DEEDWARR
Recvd: 03/07/03 12:18 1pgs
Fees:13.00 Taxes:88.43
20030307-0030457

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 RONNIE DUKE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood TN, this 27th day of February, 2003.

Notary Public

My Commission Expires: July 17 2006

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.