This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 03/28/03 15:12 2pgs
Fees:13.00 Taxes:388.50
20030328-0041396

WARRANTY DEED

Address new owner as:
Jane Moore Duke
1703 Haynes Drive
Murfreesboro, TN 37129-1020

Send tax bills to:
Same

Map-Parcel
Map 073-010
Par 205.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Bobby Richards and wife, Fiona Richards, have this day bargained and sold, and do hereby transfer and convey to the said Jane Moore Duke, a widow, her heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 35 on the Plan of Moss Ross Heights, Sections 3 and 4, of record in Book 1835, page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 90.0 feet on the northeasterly margin of Ivy Drive and runs back between lines measuring 156.38 feet on the southeasterly side and 138.0 feet on the northwesterly side to a dead line in the rear on which it measures 91.8 feet.

Being the same property conveyed to Mrs. Helen Thrower by deed form Clarnece O. Sullivan and wife, Mary E. Lerch Sullivan filed in Book 3185, page 340, said Register's Office. The said Helen Thrower having since died and title is vested in Bobby Richards and wife, Fiona Richards, by Last Will and Testament filed in the Seventh Circuit Court, Tennessee, under Docket Number 02P-1983.

This is improved property known as 4018 Ivy Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Jane Moore Duke, her heirs and assigns, forever.

And we, Bobby Richards and wife, Fiona Richards, do covenant with the said Jane Moore Duke that we are lawfully seized and possessed of said land in fee simple; that we, have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and for real property taxes for the year 2003.

And we, Bobby Richards and wife, Fiona Richards, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jane Moore Duke, her heirs and assigns against the lawful claims of all persons whomsoever.

This description is the same used in the previous deed of record.

WITNESS our hands this 27th day of March 2003.

Bobby Richards
BOBBY RICHARDS

Fiona Richards
FIONA RICHARDS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bobby Richards and wife, Fiona Richards, 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, at office, this 27th day of March 2003.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 105,000.00.

Jane Moore Duke
AFFIANT

Subscribed and sworn to before me, this 27th day of March 2003.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires OCT. 25, 2003