Davidson County DEEDWARR
Recvd: 05/14/03 11:10 2pgs
Fees:13.00 Taxes:284.90

20030514-0065362

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41978

WARRANTY DEED

ALAN V. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2003

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taj Mohammad	S A M E	119-6-110
71 Valeria Street		
Nashville, TN, 37210		

FOR AND IN 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, I/WE,

Michael Brent Duke, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Taj Mohammad

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:

Being Lot No. 206 on the Map of Sterling Heights, Section Five, as of record in Book 1835, page 37, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael Brent Duke by Quitclaim Deed from Katherine Rena Duke, of record in Instrument Number 20020130-0012974, Register's Office for Davidson County, Tennessee and being the same property conveyed to Michael B. Duke and wife, Katherine K. Duke by deed from Frank E. Duke and Jo Elrod Duke, of record in Book 11291, page 934, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 71 Valeria Street, Nashville, TN 37210

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/our hand(s) this 9th day of May, 2003

Michael Brent Duke By Jerry W Duke

Michael Brent Duke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 9th day of May, 2003, before me personally appeared Jerry W. Duke to me known to be the person who executed the foregoing instrument in behalf of MICHAEL BRENT DUKE, Unmarried, as his Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said MICHAEL BRENT DUKE, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 9th day of May, 2003.

NOTARY PUBLIC

My Commission Expires: _____

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006