Davidson County DEEDWARR
Recvd: 09/09/03 13:31 3pgs
Fees:18.00 Taxes:702.63

20030909-0131474

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of August, 2003.

Notary Public

MY COMMISSION EXPIRES: 3/25/06

(AFFIX SEAL)

ALAN D. TERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires MAR. 25, 2006

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joan Evelyn Archer	National City Mortgage Co.	155-8C-12CO
(NAME) 6508 Chessington Drive	(NAME) 3232 Newmark Drive	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Miamisburg, OH 45342	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,

BARRETT I. DUKE JR. AND WIFE, DENISE I. DUKE,

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

JOAN EVELYN ARCHER,

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 Lot 12, Poplar Creek Estates, Phase 2, as of record in Book 6900, Pages 339-347 of the Davidson County Register's Office to which reference is made for a complete description thereof.

Being the same property conveyed to Barrett I. Duke, Jr., and Denise I. Duke by deed dated November 20, 1996 from Lawrence Solomon and Melissa Jane Guthrie Solomon of record in Book 10281, Page 530, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Denise I. Duke by Barrett I. Duke, Jr. as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 6508 Chessington Drive, Nashville, TN 37221
(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/our hand(s) this 29th day of August, 2003.

Barrett I. Duke Jr.

Denise I. Duke, by Barrett I. Duke, Jr., Attorney in Fact

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 Barrett I. Duke Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 29th day of August, 2003

Commission expires: 1/6/04

VALERIE HOUSE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Valerie House
Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Barrett I. Duke, Jr., known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Denise I. Duke, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Denise I. Duke. WITNESS my hand and Notarial Seal this 29th day of August, 2003.

My Commission Expires 1/6/04

VALERIE HOUSE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Valerie House
Notary Public

EXHIBIT "A"

ALIVE AND WELL AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON) to wit:

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, Barrett I. Duke, Jr. who made oath as follows:

1. That by appointments dated August 26, 2003 which are recorded in the Register's Office for Davidson County, Tennessee, Barrett I. Duke, Jr. was appointed as attorney-in-fact for Denise I. Duke ("Principal") for the purposes set out therein.

2. That the said Principal is alive at the time of the execution of the Warranty Deed, Deed of Correction and/or Security Instrument in their behalf to which this affidavit is attached and any other loan documents, and further that he/she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 29th day of August, 2003.

Barrett I. Duke, Jr.

STATE OF TENNESSEE
WILLIAMSON COUNTY

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, in the State of Tennessee, do certify that Barrett I. Duke, Jr. whose name is signed to the foregoing writing bearing date of August 29, 2003 has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 29th day of August, 2003.

My Commission Expires:

11/6/04

VALERIE HOUSE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public

PREPARED BY:
MTC TITLE - TENNESSEE, LLC.
6 CADILLAC DRIVE, STE 190
BRENTWOOD, TN 37027