Davidson County DEEDWARR
Recvd: 10/29/03 16:00 2pgs
Fees:13.00 Taxes:177.60
20031029-0159504

This Instrument Prepared By:
M. T. Taylor, Jr.
Attorney at Law
339 Main Street
Franklin, TN. 37064

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Kristi Duke 1216 Wax Wing Circle Kingston Springs, TN 37062-5129	SAME	091-13-0-071.00

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, I, **Frances Cantagallo (*being one and the same as Melba Frances Cantagallo*) by and through her Conservator, Lexie Hagan, and pursuant to Letters of Conservatorship dated 01-02-03 in Docket # 02-P1763, Seventh Circuit Court of Davidson County, Tennessee, and by Order of that same Court dated 07-08-03 and recorded simultaneously herewith as instrument #** 20031029-0159503 hereinafter called the Grantor(s), **John J. Cantagallo having predeceased Frances Cantagallo (*being one and the same person as Melba Frances Cantagallo*),** have bargained and sold and by these presents do transfer and convey unto **Kristi Duke, (married)**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 6 of Block D on the Map of Crolywood Subdivision, Section Two, as of record in Book 1130, page 100.
>
> Said Lot No. 6 fronts 60 feet on the east side of East Bend Drive and runs back between lines, measuring 149.6 feet on the north line and 150 feet on the south line, to a dead line.
>
> Being the same property conveyed to John J. Cantagallo, and wife, Melba Frances Cantagallo by deed of record in Book 5137, page 38, R.O.D.C., TN. John J. Cantagallo having predeceased Frances Cantagallo (*being one and the same person as Melba Frances Cantagallo*).

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 and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

Subject to the following conditions and restrictions:

1) Subject to any and all building and zoning regulations of City, County and State.

2) Description above is for identification purposes only, exact acreage is neither intended or insured.

3) Plan of Block D on the Map of Crolywood Subdivision, Section Two, of record in Book 1130, page 100, Register's Office for said County.

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(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

This ( ) unimproved (X) improved property is known as:

512 East Bend Dr., Nashville, Tennessee 37209.

This property is sold "AS IS" with no express or implied warranties as to condition, fitness of purpose, or merchantability or any other.

WITNESS our hand this 28th day of Oct., 2003.

Lexie Hagan

LEXIE HAGAN, Conservator for Frances Cantagallo (Frances Cantagallo being one and the same person as Melba Frances Cantagallo)

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned Notary Public, within and for the County and State aforesaid, personally appeared **LEXIE HAGAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the court appointed fiduciary of the Estate of Frances Cantagallo (being one and the same person as Melba Frances Cantagallo), the within named bargainor, and that she as such court appointed fiduciary executed the foregoing instrument for the purposes therein contained.

Witness my hand on this 28th day of Oct., 2003.

Tracie D. Hoss
Notary Public

My Commission Expires:
03-04-07

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $ 48,000.00 Dollars.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 28th day of Oct. 2003.

Tracie D. Hoss
NOTARY PUBLIC

My Commission Expires: 03-04-07