File [redacted]41061

REBECCA A. DOWDA NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00.

Daniel E. Crane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2003.

Kathleen A. Dickson
Notary Public

MY COMMISSION EXPIRES: 5/15/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Duke, unmarried	same	Map: 91-05-78
(NAME) 617 Waco Dr.	(NAME)	Parcel:
(ADDRESS) Nashville TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Q AND A PROPERTIES, LLC,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **GARY DUKE, UNMARRIED**, hereinafter called the GRANTEE, his 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 all of Lot No. 19, on the Plan of Mosswood Subdivision, Section Two, as shown by plat appearing of record in Plat Book 2900, Page 123, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Q and A Properties, LLC by Order in the Chancery Court of Davidson County, Tennessee dated August 8, 2003 of record in Instrument No. 20030818-0119364, and by Final Decree of Sale of record in Instrument No. 20001024-0105304, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Any and all matters shown on plat of record in Plat Book 2900, Page 123; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 617 Waco Dr., Nashville, TN 37209
(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 GRANTEE, his heirs and assigns forever; and Grantor covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 26th day of November, 2003.

Q and A Properties, LLC

BY: Joe Ben Arney
Joe Ben Arney
President

Davidson County DEEDWARR
Recvd: 12/04/03 12:08 2pgs
Fees:13.00 Taxes:203.50
20031204-0174539

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Joe Ben Arney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Q and A Properties, LLC, the within named bargainor, a limited liability company, and that he as such President, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and official seal, this 26th day of November, 2003.

Carol M Clark

Notary Public

My Commission Expires: _____

(SEAL)

CAROL M. CLARK
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

MY COMMISSION EXPIRES:
JUNE 28, 2004

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129