This Instrument Was Prepared By:
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2204157 - Vazquez

Davidson County DEEDWARR
Recvd: 03/08/04 11:31 3pgs
Fees:18.00 Taxes:629.00
20040308-0026123

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Leslie Marie Babb and David A. Pratt (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to Michael T. Dukes and wife, ~~Sara H.~~ Beth Dukes, (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 17 day of February 2004.

Leslie Marie Babb
Leslie Marie Babb

David A. Pratt
David A. Pratt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Leslie Marie Babb and David A. Pratt to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 17 day of February, 2004

Notary Public

My Commission Expires Dec. 25, 2004

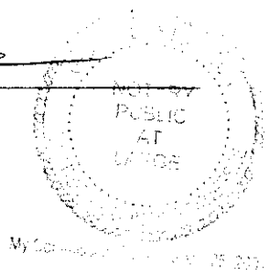
STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is **$170,000.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 17 day of February, 2004.

Notary Public



My Commission Expires:_____

Map and Parcel: 163-2.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Michael and Sarah Dukes
7003 Chadwick Drive, Ste. 364
Brentwood, TN 37027

Exhibit A

Beginning at a point in the center of a lane running east and west, and also center of a lane running north and south, and being the southwest corner of Lot No. 10, and running from said beginning point along the center line of the north and south lane degrees and distance as follows: north 1 1/2 degrees east 632 feet to a point opposite an old fence, which point is L. Carper's southwest corner; thence along the old fence, Carper's south boundary, south 88 1/2 degrees east 633 feet to a fence corner; thence with the fence, south 1 1/2 degrees west 740 feet to a point in the center of the lane, the southeast corner of this tract and the southwest corner of Lot No. 1 in said subdivision, which is now owned by Mrs. Morton; thence along the center of the lane, north 78 degrees 45 minutes west 650 feet, more or less, to the point of beginning, containing ten acres, ten square poles, more or less

Being the same property conveyed to Leslie Marie Babb, a three-fourths (3/4) undivided interest and to David A. Pratt, a one-fourth (1/4) undivided interest by Warranty Deed from Bank of America, N.A. Successor to Nations Bank of Tennessee, N.A., Administrator of the Estate of Phillip Anthony Pratt dated 09/13/99 and recorded 09/15/99 in Book 11663, Page 377, Register's office for Davidson County, Tennessee.

Map and Parcel 163-02.00