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THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999* Davidson County DEEDWARR Recvd: 05/17/04 14:08 2pgs Fees:13.00 Taxes:2967.40 20040517-0057548	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $802,000.00.* *Affiant* *Notary Public* *My commission expires:* May 28, 2006 NOTARY PUBLIC AT LARGE Julie Bhattacharya Peak My Commission Expires STATE OF TENNESSEE

Name and Address of New Owner:

Albert Duling, III and Judi P. Duling
35 Middleboro Court
Nashville, TN 37215

Send Tax Bills To:

New Owner

Street Address of Subject Property:	**Map and Parcel:**
35 Middleboro Court Nashville, TN 37215	157-08-A-4.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SUSAN S. WOLVERTON AND HUSBAND, DAVID B. WOLVERTON,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **ALBERT DULING, III AND WIFE, JUDI P. DULING,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of 3rd Revision, Middleton, of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Susan S. Wolverton by Warranty Deed from R. Dirk Allison of record as Instrument No. 20011207-0134778, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Taxes and assessments for 2004 and subsequent years, a lien, but not yet due and payable, which have been prorated between the parties and assumed by Grantees.

2. All matters shown on the plan of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee.

3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for Middleton of record in Book 6522, page 212; as amended in Book 7119, page 345; Book 9816, page 844; and Book 10714, page 744, Register's Office for Davidson County, Tennessee.

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 Grantors do covenant with the said Grantees that they 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 Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title 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 our hands this 13th day of May, 2004.

Susan S. Wolverton

SUSAN S. WOLVERTON

David B. Wolverton

DAVID B. WOLVERTON

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **SUSAN S. WOLVERTON AND HUSBAND, DAVID B. WOLVERTON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

Julie B. Peak

NOTARY PUBLIC

My commission expires: JULIE BHATTACHARYA PEAK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

NOTARY PUBLIC AT LARGE
Julie Bhattacharya Peak
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

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