03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $80,800.00

Affiant

Subscribed and sworn to before me, this 26th day of May, 2004.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 06/01/04 16:23 2pgs
Fees:13.00 Taxes:298.96
20040601-0064113

03-0404-31932

Address of New Owner:	Send Tax Bills to:	Tax Information
Melissa G. Duke	1st Trust Bank For Savings	091-13 -0-071.00
512 East Bend Drive	P.O. Box 17257	
Nashville TN 37209	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gary Duke, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Melissa G. Duke, hereinafter called the Grantees, their successors 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 No. 6 of Block D on the Map of Crolywood Subdivision, Section Two, of record in Book 1130 Page 100, Register's Office for said County.

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 Gary Duke by Quitclaim deed from Kristi Duke of record in Instrument No. 20040512-0054618, dated April 29, 2004, Registers Office for Davidson County, Tennessee.

Subject property is not now and never has been the residence of the grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 512 East Bend Drive, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 26th day of May, 2004.

Gary Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, Gary Duke, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 26th day of May, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05