Davidson County DEEDWARR
Recvd: 06/25/04 14:33 2pgs
Fees:13.00 Taxes:352.98
20040625-0075840

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $95,400.00.

x Ronald Duke
Affiant

Sworn to and subscribed before me on this the 21 day of June, 2004.

Curtis M Lincoln
NOTARY PUBLIC
My Commission Expires: 6-7

CURTIS M. LINCOLN NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN

MORTGAGEE:

NovaStar Mortgage, Inc.
P. O. Box 2937
Shawnee Mission, KA 66201

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Ronald Duke	Same as Owner	043-06-0 219.00
341 Becklea Drive		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **JAMES R. SHOEMAKER and wife, BETTY L. SHOEMAKER**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **RONALD DUKE and wife, PAULA DUKE**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot No. 317 on the Plan of Madison Park, Section 3, as of record in Book 3500, Page 104, Register's Office for said County to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to JAMES R. SHOEMAKER by Last Will and Testament of Nannie Shoemaker Poole recorded October 6, 1994, and recorded in Book 9486, Page 550, Register's Office for Davidson County, TN.

The said Betty L. Shoemaker joins in this conveyance to convey any marital or other rights she may have in said property by reason of her marriage to James R. Shoemaker.

This is improved property known as 341 Becklea Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we 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 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 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/our) hand(s) this the 21 day of June, 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JAMES R. SHOEMAKER

BETTY L. SHOEMAKER

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JAMES R. SHOEMAKER and wife, BETTY L. SHOEMAKER, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 21 day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 6-7-05