This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040266

Davidson County DEEDWARR
Recvd: 07/12/04 12:11 2pgs
Fees:13.00 Taxes:497.65
20040712-0082528

Send Tax Bills To:
Countrywide
P.O. Box 10423
Van Nuys, CA 91410-0423

New Owner is:
2706 Whorley Court
Nashville, TN 37217

MAP: 150-01-76.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jay C. Henry and wife, Alexandra Henry**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Barbara J. Duke and husband, John K. Duke**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 257, on the Plan of Section Three, Edge-O-Lake Estates, of record in Plat Book 3600, page 82, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jay C. Henry and wife, Alexandra Henry from Owen S. Lashlee, Jr. and wife, Mary Ann Lashlee by Warranty Deed dated April 29, 2003 and recorded May 20, 2003 in Instrument No. 200305200068545, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 3818, page 728 and all matters of record on plat in Plat Book 3600, page 82, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 25 day of June, 2004.

GRANTOR:

Jay C. Henry

Alexandra Henry

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jay C. Henry and wife, Alexandra Henry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 25 day of June, 2004.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires NOV. 25, 2

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $134,500.00.

Affiant

SWORN TO and subscribed before me this 21 day of June, 2004.

NOTARY PUBLIC

My commission expires: 6-26-07

NOTARY PUBLIC DAVIDSON COUNTY, TENN.