This Instrument Was Prepared By:
Joe G. Bagwell, Attorney
8880 Cedar Springs Lane, Suite 105
Knoxville, TN 37923

Davidson County DEEDWARR
Recvd: 07/16/04 10:39 3pgs
Fees:18.00 Taxes:629.00
20040716-0085095

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 **Mark Lindisch** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Nathan Duke and wife, Rebecca A. Duke,** (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 9 day of July 2004.

Mark Lindisch

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Mark Lindisch,** 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 9 day of July, 2004

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires Sept. 25, 2004

STATE OF Tennessee
COUNTY OF Williamson

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 9 day of July, 2004.

GRANT B. STOCKTON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires Sept. 25, 2004

Notary Public

My Commission Expires:

Map and Parcel: 7-15-53.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
James Nathan Duke and Rebecca A. Duke
812 Benton Court
Goodlettsville, TN 37072

Exhibit "A"

All that certain lot or parcel of land lying and being in Davidson County, Tennessee, being more particularly described as as follows:

Being Lot Number 124, on the Plan of Grizzard Manor , Section V, as shown by Plat of record in Plat Book 4675, Page 163, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Mark Lindisch from Lori Lindisch by Quitclaim Deed dated 01/22/02, recorded 02/22/02, in Instrument Number 20020222-0022964, Register's Office for said County. Also aquired in Instrument Number 20001019-0103678, said Register's Office.

Map and Parcel 7-15-53.00

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property.