RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43258

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/26/04 14:49 2pgs
Fees:13.00 Taxes:427.35

20040826-0103556

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THE 20th day of August, 2004

Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC AT LARGE

DAVIDSON COUNTY, TENN.

My Commission Expires MAY 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey T. Dukes	Union Planters Bank, National Association	119-5-196
223 Elberta Street	P. O. Box 2127	
Nashville, TN, 37210-4927	Memphis, TN 38101-2127	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Robert H. Cartwright and wife, Peggy B. Cartwright

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey T. Dukes, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot 10, Resubdivision of Lots 4, 5, 7, 8, 9 of Block 27, Lots 2, 3, 4, 5 and 6 of Block 26 and Blocks 23 and 24 of the Cumberland Nurseries Plan, of record in Book 161, Page 139, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Robert H. Cartwright and wife, Peggy B. Cartwright, by Warranty Deed from Sherry L. White, unmarried, of record in Book 11765, Page 69, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 223 Elberta Street, Nashville, TN 37210-4927

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 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 20th day of August, 2004

X Robert H. Cartwright
Robert H. Cartwright

X Peggy B. Cartwright
Peggy B. Cartwright

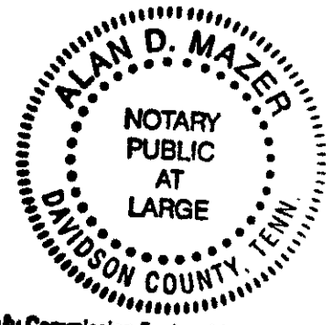
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Robert H. Cartwright and wife, Peggy B. Cartwright, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of August, 2004

Notary Public

My Commission Expires: 3/25/06



My Commission Expires MAR 25 2