Davidson County DEEDWARR
Recvd: 09/14/04 08:28 2pgs
Fees:13.00 Taxes:323.75
20040914-0110559

Send Tax Statements To:
Michael R. Gregory
4125 Sweden Drive
Hermitage, TN 37076

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
701 North Walnut Street
Murfreesboro, TN 37130

Name and Address of New Owners:
Michael R. Gregory
4224 Sweden Drive
Hermitage, TN 37076

From Information Furnished By
The Parties

Map & Parcel : 075-10-O-161.00

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

WARRANTY DEED

FOR AND IN COSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **WILEY G. DUKE AND WIFE, WANDA A. DUKE,** have this day bargained and sold and do hereby transfer and convey unto **MICAHEL R. GREGORY, AN UNMARRIED MAN,** his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 259 on the Plan of Hermitage Estates Subdivision, Section 2, as of record in Book 3700, pages 23, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description of said lot.
>
> Said Lot No. 259 fronts 90 feet on the westerly margin of Sweden Drive and runs back between lines measuring 134.91 feet on the northerly line and 134.93 feet on the southerly line, to a dead line in the rear, measuring 90 feet thereon.
>
> Being the same property conveyed to Wiley G. Duke and wife, Wanda A. Duke by Warranty Deed conveyed from Joe P. Reece and wife, Mildred P. Reece, executed on September 13, 1991 of record in Book 84444, page 489, Register's Office for Davidson County, Tennessee.
>
> Said property is subject to restrictive covenants contained of record in Book 3924, page 25 and amended in Book 3952, page 881; to any and all matters that may appear of record in Plat Book 3700, page 23; all of record in Register's Office for Rutherford County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **MICHAEL R. GREGORY, AN UNMARRIED MAN,** his heirs and assigns, forever.

The undersigned covenants 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 the 2004 real property taxes, which taxes have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds themselves, their heirs and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 10th day of September, 2004.

WILEY G. DUKE **WANDA A. DUKE**

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared, **WILEY G. DUKE AND WIFE, WANDA A. DUKE,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that he executed the foregoing instrument (WARRANTY DEED) for the purpose and who therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 10TH day of September, 2004.

HEATHER L. BAXTER NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN

NOTARY PUBLIC
My Commission Expires: 4-22-07

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $87,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 10th day of September, 2004.

NOTARY PUBLIC
My Commission Expires: 4-22-07

HEATHER L. BAXTER NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN