THIS INSTRUMENT PREPARED BY:

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Dickson, Tennessee 37055
(615)441-0001

Davidson County DEEDWARR
Recvd: 10/08/04 12:38 2pgs
Fees:13.00 Taxes:222.00
20041008-0121993

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY THOUSAND AND 00/100 DOLLARS ($60,000.00), the receipt of which is hereby acknowledged, WE, **LANCE A. HICKOX and wife, PAMELA S. HICKOX, ("Grantors"),** have bargained and sold, and by these presents do transfer, convey and warrant unto **DAVID W. DUKE and wife, KAYCE M. DUKE, ("Grantees"),** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 50 feet of the southerly 150 feet of Lot Nos. 174, 175, and 176 on the Map of West Nashville Heights, as of record in Book 332, Page 127, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 174, 175, and 176 fronts 50 feet on the easterly side of Nall, formerly Stevenson Avenue, and runs back between parallel lines 151.7 feet to the westerly line of Lot No. 177.

Being the same property conveyed to Lance A. Hickox and wife, Pamela S. Hickox, by Warranty Deed from Laurence R. Fox as Trustee for the Laurence R. Fox 1995 Living Trust, dated May 17, 1996, of record in Book 10054, Page 889, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

TO HAVE AND TO HOLD the said tract or parcel of land, and all the rights, easements, and appurtenances belonging thereto, unto the said Grantees, their heirs, successors and assigns, forever.

AND WE DO, for ourselves and our heirs, executors, and administrators, covenant that we are lawfully seized and possessed of the said land in fee simple; that it is free from all encumbrances; that we have good right to sell and convey the same; and that we will, and our heirs, executors, and administrators shall, warrant and defend the same to the Grantees, Grantees' heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we have set our hands to this instrument this 29 day of September, 2004.

LANCE A. HICKOX

PAMELA S. HICKOX

STATE OF Kentucky

COUNTY OF Jefferson

On this 29 day of September, 2004, before me personally appeared **LANCE A. HICKOX and PAMELA S. HICKOX ,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons who executed the foregoing instrument, and acknowledged under oath that they executed the same as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal in said County this 29th day of September, 2004.

Diane Cornell
NOTARY PUBLIC

My Commission Expires: 3/13/2006

DIANE CORNELL NOTARY PUBLIC STATE AT LARGE, KY

STATE OF TENNESSEE

COUNTY OF Davidson

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $60,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed to before me this 30th day of September, 2004.

NOTARY PUBLIC

My commission Expires: 07-19-08

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

THIS IS IMPROVED PROPERTY KNOWN AS:
520 Stevenson Street, Nashville, Tennessee 37209

MAP & PARCEL - 091 13 0 117.00

ADDRESS OF NEW OWNER
David W. Duke and wife, Kayce M. Duke

SAME
AS
PROPERTY ADDRESS

SEND TAX BILLS TO:
First Horizon Home Loan Corp.
P.O. Box 7481
Springfield, OH 45501