Return to: First Title and Escrow Company, Inc.
File Number 23404

This document prepared by (~~and after recording return to~~):

Name:	Kevin D. Norwood
Firm/Company:	Cumberland Law Group, LLPC
Address:	Suite 10
	1222 16th Ave. South
City, State, Zip:	Nashville, TN 37212
Phone:	615-783-1520

Davidson County DEEDWARR
Recvd: 10/14/04 16:15 3pgs
Fees:18.00 Taxes:686.35

20041014-0124086

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map & parcel
091-16-0-081.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, the TERESA DUKE SIMMONS, TRUSTEE OF THE AUSTIN W. DUKE IRREVOCABLE TRUST, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto JANE CONSTADT an unmarried woman, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT to all easements, rights-of-way, protective covenants, restrictions and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The source of title in Grantor is by deed recorded in the office of the Register of Deeds of Davidson County, Tennessee as Instrument No. 20040922-0114185.

The property is improved, having the street address of 4601 Elkins Avenue, Nashville, Davidson County, Tennessee 37209.

Taxes for tax year 2004 shall be prorated between Grantor and Grantee as of the date selected by Grantor and Grantee.

****

State of Tennessee)
County of Davidson)

The actual consideration or true value, whichever is greater, for this transfer is $185,300.00

(signature) Rebecca Klement

(print or type name) REBECCA KLEMENTE

Subscribed and sworn to before me, this the 30th day of September, 2004.

George E. Mudter, Jr.

_____, notary public (print name: _____)

my commission expires: _____

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JULY 19, 2006

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The property herein conveyed is not a part of the homestead of Grantor.

WITNESS Grantor's hand this the 30th day of September , 2004.

GRANTOR:

Teresa Duke Simmons, TTEE

TERESA DUKE SIMMONS, TRUSTEE OF
THE AUSTIN W. DUKE IRREVOCABLE TRUST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2004, before me personally appeared the above named grantor, Teresa Duke Simmons, Trustee of the Austin W. Duke Irrevocable Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged that each such person executed the same as such person's free act and deed, being authorized thereunto.

Notary Public
Printed Name: George E. Mudter, Jr.

Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Grantee(s) Name, Address, phone:
Jane Constadt
40 E. 9th Street
New York, NY 10003

SEND TAX STATEMENTS TO GRANTEES

Schedule "A"

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 502 of Block 23 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for said County.

Said part of Lot No. 502 fronts 50 feet on the southerly side of Elkins, formerly Second Avenue and runs back between parallel lines with the westerly margin of 46th Avenue, North, formerly 5th Street, 180 feet to an alley.

Being part of the same property conveyed to Teresa Duke Simmons, Trustee of the Austin W. Duke Irrevocable Trust dated March 10, 2004, by quitclaim deed dated June 3, 2004 appearing as Instrument No. 20040922-0114185, Register's Office for Davidson County, Tennessee.