Box 5

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/18/04 12:50 2pgs
Fees:13.00 Taxes:340.40

20041018-0124880

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10/15/04.

Notary Public

MY COMMISSION EXPIRES: 5-30-07

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Michael Troy Haley, Attorney (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley J. Duke et ux Donna J. Duke (NAME)	**SAME** (NAME)	**Map 165-14-0**
5020 Saddleview Drive (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	**Parcel 071.00**
Franklin, TN 37067 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

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,

Sharon A. Langston, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bradley J. Duke and wife, Donna J. Duke**

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:

Land in Davidson County, Tennessee, being Lot No. 30 on the plan of Peppertree Forest, Section 1, as of record in Book 6900, pages 973-975, Register's Office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Sharon A. Langston by Warranty Deed from Ralph Stevens, d/b/a Land Enterprises, dated June 16, 1997, recorded June 17, 1997, of record in Book 10495, page 772, in the Register's Office for Davidson County, Tennessee.

Subject to the following: all matters shown on Plat of record in Book 6900, page 973, Register's Office for Davidson County, Tennessee; restrictions of record at Book 7982, page 736, and Book 8757, page 607, said Register's Office, and otherwise of record; zoning and/or health department regulations for the appropriate governmental authority, and to rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey. County taxes for 2004 year were prorated between the parties as of date of date and paid.

This is unimproved ( )
improved (X) property, known as **4761 Greystone St.** (House Number/Street) **Antioch TN** (City/Town)(State) **37013** (Postal Code)

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 hand this 15th day of October, 2004.

Sharon A Langston

SHARON A. LANGSTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sharon A. Langston, unmarried** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, as her free act and deed.

Witness my hand and official seal at **Nashville**, **TN**, this **10/15/04**.

_____Notary Public

Commission Expires: 9/20/2008

