07

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $89,000.00

Affiant

Subscribed and sworn to before me, this 15th day of February, 2005.

Notary Public
My commission expires: 9/4/05

02-0501-43688

Address of New Owner:	Send Tax Bills to:	Tax Information
Howard B. Duck 614 Neelys Bend Madison TN 37115	New Owner	52-02-0-220.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Barbara L. Duke and Betty Ruth Davis Chester, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Howard B. Duck, hereinafter called the Grantees, their successors 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 more particularly described as follows:

BEING the west 100 feet of the north 150 feet of Lot No. 4 on the plan of the Subdivision of a part of the Chadwell Tract, as of record in Book 421, Page 61, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 100 feet on the south side of Neely's Bend Road and runs back between parallel lines, the west line running along the east line of Idlewood Avenue, 150 feet to a dead line.

BEING the same property conveyed to Andrew L. Davis and wife Caroline D. Davis by deed dated 4/16/54 of record in Book 2275, Page 103, Register's Office for Davidson County, Tennessee. Andrew L. Davis died on 4/12/92 leaving Caroline Davis as surviving tenant by the entirety. Cariline D. Davis died testate on 5/31/04 and by unprobated Last Will and Testament devised the subject property to Betty Ruth Davis nka Betty Ruth Davis Chester and Barbara L. Duke. Oath is hereby made that Betty Ruth Davis Chester and Barbara L. Duke are additionally the sole, surviving heirs at law of Caroline D. Davis. Reference made to Affidavit of Heirship of Caroline D. Davis being recorded simultaneously herewith. #20050217-0018065
#20050217-0018066

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 614 Neelys Bend, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 02/17/05 10:09 2 pgs
Fees:13.00 Taxes:329.30
20050217-0018067

WITNESS my hand this 15th day of February, 2005.

Barbara L. Duke

Barbara L. Duke

Betty Ruth Davis Chester

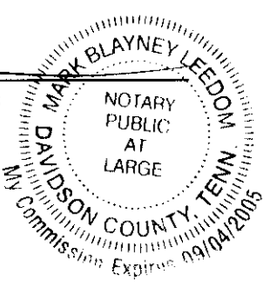
Betty Ruth Davis Chester

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barbara L. Duke and Betty Ruth Davis Chester, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 15th day of February, 2005.

Notary Public



My Commission expires 9/4/05