Davidson County DEEDWARR
Recvd: 03/15/05 14:07 2 pg
Fees:13.00 Taxes:1110.00
20050315-0028457

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **11th** day of **March, 2005** by and between **Steve Dunn and Mary Lee Dunn** , herein after referred to as GRANTOR, and **David W. Duke, II and Curtis M. Groves** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot 606, 608, 610 and 612 of Block No. 92, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
Said Lot Nos. 606, 608, 610 and 612 front together 100 feet on the southerly side of Alabama Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Steve Dunn and Mary Lee Dunn by Warranty Deed from Rental Brokers, dated March 15, 2001 of record in Instrument 20010319-0025973, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 4705 Alabama Ave., Nashville, TN. 37209

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Steve Dunn
Signature of Seller

Mary Lee Dunn By

Mary Lee Dunn By P.O.A.
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Steve Dunn** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **11th** day of **March, 2005.**

Carrie E. Hughes
Notary Public

My Commission Expires: MY COMMISSION EXPIRES AUGUST 22, 2005

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **11th** day of **March, 2005** before me personally appeared Steve Dunn , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Lee Dunn , and acknowledged that he/she executed the same as the free act and deed of said Mary Lee Dunn .

Witness my hand, at office, this **11th** day of **March, 2005.**

Carrie E. Hughes
Notary Public

My Commission Expires: MY COMMISSION EXPIRES AUGUST 22, 2005

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

Name and Address of Property Owner:
David W. Duke, II and Curtis M. Groves
4705 Alabama Ave., Nashville, TN. 37209

Send Tax Statements to:
SAMe
,

Map & Parcel 091.11-0-318.00 & 319.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$300,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Theresa L. Smith
Affiant

Sworn to and subscribed before me, a Notary Public, this **11th** day of **March, 2005.**

Notary Public

My Commission Expires: 5/29/05

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067