THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23908B** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $80,000.00. Thomas K. Caste Affiant Subscribed and sworn to before me this 4th day of May, 2005. Catherine M. Wood Notary Public My Commission Expires: My Commission Expires SEPT. 20, 2008

CATHERINE M. WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/12/05 14:02 3 pgs
Fees:18.00 Taxes:296.00

20050512-0053880

WARRANTY DEED

Address New Owner: Thomas K. Caste Ann D. Caste 669 Lone Oak Drive Pegram, TN 37143	**Send Tax Bills To:** First Horizon Home Loan Corp. Mail Code TMS P.O. Box 630148 Irving, Texas 75063	**Tax Information:** Map No.081.12-0 Parcel No. 340.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dorothy May Duke Sullivan and Roberta D. Duke Crow and Wayne Madole Williams and Jesse Frederick Burton, Jr. and Susan "Vivian" Janine Burton and James "Buzz" Burton and Leta Sheila Joyner and Lisa "Kim" Castillo and Donald "Donnie Joseph Duke and Jimmy Ray Duke and William McKinley Duke and David Eugene Duke and Sherri Duke McCandless, Heirs at Law of Bessie May Williams, deceased, as to an undivided one-half interest; and Dorothy May Duke (now Sullivan), Roberta D. Duke (now Crow), and the heirs at law of Joseph P. Duke, Jr., deceased, as to an undivided one-half interest**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas K. Caste and wife, Ann D. Caste** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1615 7th Avenue, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of May, 2005.

Dorothy May Duke Sullivan
Dorothy May Duke Sullivan

Roberta D Duke Crow
Roberta D. Duke Crow

Wayne Madole Williams by Dorothy "Dot" May Sullivan
Wayne Madole Williams, BY: Dorothy "Dot" May Sullivan and Roberta "Bertie" Crow, Attorneys-In-Fact

Jessie Frederick Burton Jr. by Dorothy "Dot" May Sullivan
Jesse Frederick Burton, Jr., BY: Dorothy "Dot" May Sullivan and Roberta "Bertie" Crow, Attorneys-In-Fact

Susan "Vivian" Janine Burton by Dorothy "Dot" May Sullivan
Susan "Vivian" Janine Burton, BY: Dorothy "Dot" May Sullivan and Roberta "Bertie" Crow, Attorneys-In-Fact

James "Buzz" Burton by Dorothy "Dot" May Sullivan
James "Buzz" Burton, BY: Dorothy "Dot" May Sullivan and Roberta "Bertie" Crow, Attorneys-In-Fact

Leta Sheila Joyner by
Leta Sheila Joyner, BY: Gerald G. Patterson, Attorney-In-Fact

Lisa "Kim" Castillo by Dorothy "Dot" May Sullivan
Lisa "Kim" Castillo, BY: Dorothy "Dot" May Sullivan and Roberta "Bertie" Crow, Attorneys-In-Fact

Donald "Donnie" Joseph Duke by Roberta "Bertie" Crow
Donald "Donnie" Joseph Duke by Dorothy "Dot" May Sullivan

Donald "Donnie" Joseph Duke, BY: Dorothy "Dot" May Sullivan and Roberta "Bertie" Crow, Attorneys-In-Fact

Jimmy Ray Duke by Roberta "Bertie" Crow
Jimmy Ray Duke by Dorothy "Dot" May Sullivan

Jimmy Ray Duke, BY: Dorothy "Dot" May Sullivan and Roberta "Bertie" Crow, Attorneys-In-Fact

~~William McKinley Duke by~~ RBC

David Eugene Duke by Roberta "Bertie" Crow
David Eugene Duke by Dorothy "Dot" May Sullivan

William McKinley Duke by Susan Williams.

William McKinley Duke, BY: Susan J. Williams, Attorney-In-Fact

David Eugene Duke, BY: Dorothy "Dot" May Sullivan and Robert "Bertie" Crow, Attorneys-In-Fact

Sherri Duke McCandless by Roberta "Bertie" Crow
Sherri Duke McCandless by Dorothy "Dot" May Sullivan

Sherri Duke McCandless, BY" Dorothy "Dot" May Sullivan And Roberta "Bertie" Crow, Attorneys-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dorothy May Duke Sullivan and Roberta D. Duke Crow**, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 4th day of May, 2005.

GERARD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

My Commission Expires SEPT. 22, 2007

Notary Public

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dorothy "Dot" May Sullivan and Roberta "Bertie" Crow**, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained, and who further acknowledged that THEY are the Attorneys-in-Fact for the said **Wayne Madole Williams, Jesse Frederick Burton, Jr., Susan "Vivian" Janine Burton, James "Buzz" Burton, Lisa "Kim" Castillo, Donald "Donnie" Joseph Duke, Jimmy Ray Duke, David Eugene Duke, and Sherri Duke McCandless,** and are authorized by the said **Wayne Madole Williams, Jesse Frederick Burton, Jr., Susan "Vivian" Janine Burton, James "Buzz" Burton, Lisa "Kim" Castillo, Donald "Donnie" Joseph Duke, Jimmy Ray Duke, David Eugene Duke, and Sherri Duke McCandless** to execute this instrument on THEIR behalf.

Witness my hand, at Office, this 4th day of May, 2005.

GERARD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

My Commission Expires SEPT. 22, 2007

Notary Public

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gerard G. Patterson,** with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said **Leta Sheila Joyner** and is authorized by the said **Leta Sheila Joyner** to execute this instrument on HER behalf.

Witness my hand, at Office, this 4th day of May, 2005.

CATHRINE M. WOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My commission expires:

Cathrine M. Wood
Notary Public

My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Susan J. Williams,** with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said **William McKinley Duke** and is authorized by the said **William McKinley Duke** to execute this instrument on HIS behalf.

Witness my hand, at Office, this 4th day of May, 2005.

GERARD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

Notary Public

My Commission Expires SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of North Nashville Real Estate Company's Plan of Lots as of record in Plat Book 21, page 105, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being The same property conveyed to Joseph P. Duke, Sr. and wife, Bessie M. Duke by deed dated May 23, 1946 from Louise Fey and Henry Fey, both unmarried, Mrs. Lena Fey Barnes, a widow, Albert Fey and wife, Bonnie Fey, and Mrs. I. F. Elliott and husband, Ira F. Elliott of record in Book 1394, page 55, Register's Office for Davidson County, Tennessee.

The parties having divorced, and by final decree of divorce, of record in Book 4949, page 679, said Register's Office, the interest of Joseph P. Duke, Sr. was divested out of him and vested in Bessie W. Duke for life, with the remainder to their children: Joseph P. Duke, Jr., Dorothy May Duke, William McKinley Duke, Roberta D. Duke and Barbara Sue Duke.

Bessie May Williams died intestate on July 21, 2004. At the time of her death she was married to Wayne Madole Williams, with whom she had no children, and from two previous marriages she had six children who survived infancy: Jessie F. Burton, Sr., Joseph P. Duke, Jr., Dorothy May Duke Sullivan, William McKinley Duke, Roberta D. Duke Crow and Barbara Sue Duke. Jessie F. Burton, Sr., who predeceased Bessie May Williams, had five children who survived infancy: Jessie Frederick Burton, Jr., Susan "Vivian" Janine Burton, James "Buzz" Burton, Leta Sheila Joyner, and Lisa "Kim" Castillo. Joseph P. Duke, Jr., who died on November 29, 2001, had six children, all of whom survived him: Donald "Donnie" Joseph Duke, Jimmy Ray Duke, William McKinley Duke, Sherri Duke McCandless, Brandy Duke and David Eugene Duke. However, Brandy Duke was adopted by another man and the parental rights of Joseph P. Duke, Jr. were terminated. William McKinley Duke, son of Bessie May Williams, died in the late 1960's, unmarried and having no children. Barbara Sue Duke died on October 23, 1968, unmarried and having no children.

Bessie M. Duke, Bessie M. Duke Williams and Bessie May Williams are all one and the same person. Dorothy May Duke and Dorothy May Duke Sullivan are one and the same person. Roberta D. Duke and Roberta D. Duke Crow are one and the same person.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record as Book 21, page 105, Register's Office for Davidson County, Tennessee.