WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $23,500.00.

Affiant

Subscribed And Sworn to before me this 26 day of May, 2005

Notary Public
My Commission expires: 9-22-07

HAL E. WILSON NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
M. Travis Dukes	SAME	072-15-0-035.00 & 072-15-0-034.00
7003 Chadwick Dr Ste264		
Brentwood TN 37027		

Davidson County DEEDWARR
Recvd: 06/02/05 11:27 2 pgs
Fees:13.00 Taxes:86.95
20050602-0062385

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Edward W. Meek**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **M. Travis Dukes**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract 1:
Being Lot No. 5 on the plan of Burns Subdivision of Maxey's Addition to Brownsville, of record in Book 161, page 98, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot no. 5 fronts 50 feet on the easterly side of Pennington Avenue and runs back between parallel lines 150 feet to an alley.

Tract 2:
Being Lot No. 6 on the plan of Burns Subdivision of Maxey's Addition to Brownsville, of record in Book 161, page 98, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 6 fronts 50 feet on the easterly side of Pennington Avenue and runs back between parallel lines 150 feet to an alley on which it measures 50 feet.

Being the same property conveyed to Edward W. Meek by deed from Tn Homebuyers, Inc., on April 7, 2005, of record in Instrument Number 20050414-0041548, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 98, Register's Office Davidson County, Tennessee.

This is improved property known as: **2607 and 2609 Pennington Ave, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 26, 2005.

Edward W. Meek

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Edward W. Meek** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 26, 2005

My commission expires 9-22-07

Notary Public

