This document prepared by (and after recording return to):

Name: Kevin D. Norwood
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Davidson County DEEDWARR
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20050805-0092414

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, A. W. Duke, an individual, married, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto Gloria A. Dumas and Kenneth B. Levitan, husband and wife, and Stephanie L. Levitan, as joint tenants with right of survivorship, hereinafter referred to together as "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT to all easements, rights-of-way, protective covenants, restrictions and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The source of title in Grantor is by deed recorded in the office of the Register of Deeds of Davidson County, Tennessee at Book 6636 Page 748.

The property is improved, having the street address of 19 Westlawn Court,, Nashville, Davidson County, Tennessee 37209.

Taxes for tax year 2005 shall be prorated between Grantor and Grantee as of the date selected by Grantor and Grantee.

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State of Tennessee)
County of Davidson)

The actual consideration or true value, whichever is greater, for this transfer is **$195,000.00**

(signature) Gloria A. Dumas

(print affiant name) Gloria A. Dumas

Subscribed and sworn to before me this the 28th day of July, 2005.

notary public (print name: Marissa Cundiff)

my commission expires: 1-30-2006

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The property herein conveyed is not a part of the homestead of Grantor. Nancy C. Duke, named in the conveyance of the subject property to A. W. Duke as his wife, is deceased. Patsy E. Duke, wife of Grantor, joins in this conveyance for the specific purpose of conveying any right, title or interest she may have in said property by virtue of her marriage to A. W. Duke.

WITNESS Grantor's hand this the 26th day of July, 2005.

A. W. Duke
Grantor
A. W. Duke

Patsy E Duke
Grantor's Spouse
Patsy E. Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of July, 2005, before me personally appeared the above named grantor, A.W. Duke, and his spouse, Patsy E. Duke, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged that each such person executed the same as such person's free act and deed.

Notary Public
Printed Name:

Commission Expires:
1-27-2009

Grantee(s) Name, Address:
Gloria A. Dumas and Kenneth B. Levitan
955 Overton Lea Rd
Nashville, TN 32220

SEND TAX STATEMENTS TO GRANTEE

EXHIBIT A

Being part of Lot No. 337 on the Map of Richland Realty Company's West Lawn Subdivision, as of record in Book 421, page 32, Register's Office for said County, and described according to a survey made by John M. Sullivan, Civil Engineer, dated November 3, 1955, as follows:

BEGINNING at a point in the west margin of West Lawn Court, formerly Mockingbird Road 150 feet South of the southerly margin of West Lawn Drive; thence South 86 deg. 35 min. West 150 feet to a point; thence South 75 feet to a point; thence North 86 deg. 35 min. East 150 feet to the West margin of West Lawn Court; thence with the margin of the same North 75 feet to the point of beginning.

Being the same property conveyed to A. W. DUKE AND WIFE, NANCY C. DUKE, by deed from EVELYN JANIS CRAIG FOSTER AND JAMES DONALD CRAIG, of record in Book 6636, page 748, dated August 21, 1985, said Register's office.