Davidson County DEEDWARR
Recvd: 08/25/05 09:54 4 pgs
Fees:22.00 Taxes:0.00

20050825-0101474

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

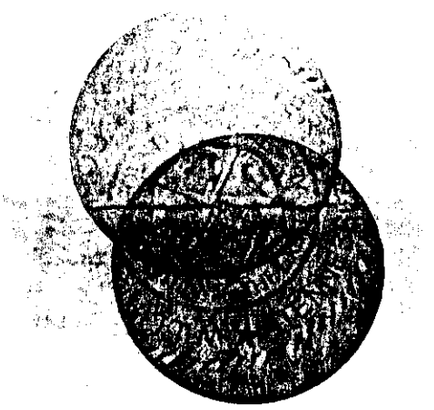
CERTIFICATION # 00001436

I, Sadie Wade, Register of Deeds, hereby certify this is a true and perfect copy of Book Number 3478, page(s) 832, recorded in this office as a DEED from DOLINSKI STEPHEN to DUKE BRADLEY J.

Witness the Official Signature and Seal this 23rd day of August 2005.

Sadie Wade, Register

Deputy Register



BK/PG:3478/832-834
05006539

| | |
|---|---|
| DEED | |
| 02/16/2005 | 09:02 AM |
| BATCH | 39655 |
| MTG TAX | 0.00 |
| TRN TAX | 386.65 |
| REC FEE | 15.00 |
| DP FEE | 2.00 |
| REG FEE | 1.00 |
| TOTAL | 404.65 |

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

This instrument prepared by:
**Judy A. Lehman**, an employee of
**First American Title Insurance Company**
**Six Cadillac Drive, Suite 190**
**Brentwood, Tennessee 37027**
**(615) 371-8999**

File No.: **2120-731166**

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **Fifteenth day of February, 2005**, by and between **Stephen Dolinski, unmarried**, parties of the first part, and **Bradley J. Duke and wife, Donna J. Duke**, party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

**LAND IN DAVISON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 191, ON THE PLAN OF SECTION 3, TOWNE VILLAGE OF THE COUNTRY, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 5200, PAGES 268 AND 269, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.**

**BEING THE SAME PROPERTY CONVEYED TO STEPHEN DOLINSKI, UNMARRIED BY WARRANTY DEED FROM BRIAN E. FOSTER AND WIFE, MELANIE S. FOSTER, RECORDED THE 19TH DAY OF MAY, 2003 INSTRUMENT NO. 20030519-0068008, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

This conveyance is made subject to:
**(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.**

Parcel ID # **150-11-0 157.00**

X Improved OR
Unimproved property located at: **3444 New Towne Rd., Antioch, Tennessee 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Stephen Dolinski

STATE OF **Pennsylvania**

COUNTY OF Bucks

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Stephen Dolinski, unmarried** to me known to the person described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this ~~Fifteenth~~ 13th day of ~~February~~ March, 2005.

Notary Public

My Commission Expires: March 14, 2006

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DAVID W BENTLEY
Notary Public
DOYLESTOWN TWP, BUCKS COUNTY
My Commission Expires Mar 14, 2006

**********

Owner's Name: **Bradley J. Duke and Donna J. Duke**

and Address: **3444 New Towne Rd.**
**Antioch, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Brad Duke
5020 Saddleview Drive
Franklin, TN 37067-4053

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$104,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Fifteenth day of February, 2005.**

Notary Public

My Commission Expires: 1-20-09

