This document prepared by (~~and after recording return to~~):
Name: Kevin D. Norwood
Firm/Company: Cumberland Law Group, LLPC
Address: Suite 10
1222 16th Ave. South
City, State, Zip: Nashville, TN 37212
Phone: 615-783-1520

Return-to:
First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214
N14299

Davidson County DEEDWARR
Recvd: 09/01/05 12:31 2 pgs
Fees:13.00 Taxes:296.00
20050901-0105041

--------Above This Line Reserved

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, Austin Wayne 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 Scott Brian Lewis, hereinafter referred to 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 4456 Page 648.

The property is improved, having the street address of 430 Springview Drive, Nashville, Davidson County, Tennessee 37214.

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 **$80,000.00**

(signature) Austin W. Duke

(print affiant name) Austin W. Duke

Subscribed and sworn to before me, this the 26th day of August, 2005.

Marissa Cundiff, notary public (print name: Marissa Cundiff)

my commission expires: 8-26-2006

NOTARY PUBLIC AT LARGE

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The property herein conveyed is not a part of the homestead of Grantor. Nancy Duke, named in the conveyance of the subject property to Austin Wayne 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 Austin. W. Duke.

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

Grantor
Austin Wayne Duke

Grantor's Spouse
Patsy E. Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of August, 2005, before me personally appeared the above named grantor, Austin Wayne 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:
1-20-2009

BEING LOT NO. 62 ON THE MAP OF CLOVERDALE, AS OF RECORD IN BOOK 2133, PAGE 9.

SAID LOT NO. 62 FRONTS 61.9 FEET ON THE SOUTHERLY SIDE OF SPRINGVIEW DRIVE AND RUNS BACK BETWEEN LINE 217 FEET ON THE WESTERLY LINE AND 127.4 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 124 FEET.

BEING THE SAME PROPERTY CONVEYED TO AUSTIN WAYNE DUKE AND WIFE, NANCY DUKE, BY DEED FROM JAMES C. HENRY AND WIFE, FRANCES W. HENRY AS OF RECORD IN BOOK 4456, PAGE 648. THE SAID NANCY DUKE NOW BEING DECASED.

MAP/PARCEL: 95-11-123

Grantee(s) Name, Address:
Scott B. Lewis
2450 David Drive
Nashville, TN 32214

SEND TAX STATEMENTS TO GRANTEE