THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 22434B

Davidson County DEEDWARR
Recvd: 11/21/05 08:14 2 pgs
Fees:13.00 Taxes:451.40
20051121-0139970

MAP/GROUP/PARCEL: 097-08-0-A/131.00 CO

NEW OWNER'S NAME AND ADDRESS:
MORRIS A. DUKE & LOUISE M. DUKE
318 LAKE CHATEAU DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, ESTATE OF HUGH W. FORREST, hereinafter called Grantor, does hereby transfer and convey unto, MORRIS A. DUKE and LOUISE M. DUKE, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NUMBER X-5, SECTION 1 ON THE PLAN OF LAKE CHATEAU CONDOMINIUMS, OF RECORD IN BOOK 6250, PAGES 670-610, AND AMENDED IN BOOK 10753, PAGE 271, AND BOOK 10753, PAGE 275, IN REGISTER'S OFFICE IN DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.
>
> The subject property is improved property known as 318 LAKE CHATEAU DRIVE, HERMITAGE, TN 37076.
>
> BEING the same property conveyed to Grantor herein by deed of record in Book 11446, Page 573, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

ESTATE OF HUGH W. FORREST

By Michael D Baxter, Executor
MICHAEL D. BAXTER, EXECUTOR

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Michael D. Baxter, who acknowledged that he is the Executor of the Estate of Hugh W. Forrest, and that he as such Executor, and with full power and authority so to do, executed the within instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 8th day of November, 2005.

Brenda Shelby
NOTARY PUBLIC
MY COMMISSION EXPIRES:

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $122,000.00.

Amanda Stull
AFFIANT

Sworn to and subscribed before me, this the 8th day of November, 2005.

Brenda Shelby
NOTARY PUBLIC
MY COMMISSION EXPIRES:

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES SEPT. 22, 2007