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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/06 15:21 2 pgs
Fees:13.00 Taxes:702.63

20060303-0025188

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$189,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF FEBRUARY, 2006.**

Notary Public

MY COMMISSION EXPIRES: 11/25/06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Smith	SAME	**142-9-F-527CO**
(NAME)	(NAME)	
527 General George Patton Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **David W. Duke**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James E. Smith and Wanda L. Smith, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 527, together with the Carport designated No. 527-C on the Plan of River Plantation, Phase II, Section V111, a Condominium, a Horizontal Property Regime, of record in Book 6900, page 514 through 517, as amended in Book 6900, page 654, Register's office for Davidson County, Tennessee, and described in Master Deed of record in Book 7417, page 396, said Register's Office, to which reference is hereby made. The easements restrictive covenants, conditions, and regulations Imposed upon and relating to the apartments, properly, co-owners and tenants of River Plantation, Phase II, Section V111, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, page 396-438, Register's Office for Davidson County, Tennessee, are Incorporated herein and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation, Sections 8-11 Umbrella Association, of record in Book 7389, page 924, Register's Office for said County.

David Wayne Duke, II and David W. Duke being one and the same person.

KAYCE M. DUKE, spouse of David W. Duke, joins in this Deed for the purpose of conveying and waiving any marital right, if any, she may have in and to the said property. The said Kayce M. Duke having no personal liability in connection with the loan to which reference is herein made other than that Continuing Guaranty executed by the said Kayce M. Duke on March 3, 2005, in favor of Capital Bank & Trust Company.

Being the same property conveyed to David W. Duke, by Deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development of Washington D.C. dated March 9, 2005 of record in Instrument No. 20050309-0026045 Register Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **527 General George Patton Road, Nashville, TN 37221**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 **my hand** this **28th day of February, 2006.**

David W. Duke

Kayce M. Duke

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally **David W. Duke and Kayce M. Duke**, with whom I am personally acquainted, and whom, upon oath, acknowledged **THEMSELVES** to be the persons who executed the foregoing instrument for the purpose therein contained, and that **THEY** executed the same as **THEIR** free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **28th day of February, 2006**.

Commission expires: **5/23/09**

I. DYKE TATUM Notary Public

