Davidson County DEEDWARR
Recvd: 03/09/06 14:14 2 pgs
Fees:13.00 Taxes:140.60
20060309-0027726

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2006

Notary Public:

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lisa Michelle King	New Owner	Map 090
515 Basswood Drive; #P148		Group 11-0-A
Nashville, TN 37209		Parcel 148.00-CO

FOR AND IN 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

Shannon Allen Duke

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Lisa Michelle King
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:

BEING Unit No. 148, as shown on the Plat of Rock Harbor Condominium of record in Book 6153, Pages 463-466, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Rock Harbor Condominium Association, all as described in Book 6153, Page 421, et.seq., as amended in Book 6162, Pages 251-270, said Register's Office.

Being the same property conveyed to Shannon Allen Duke by Executor's Quitclaim Deed from Sandy A. Duke, Executor of the Estate of Glenn Allen Duke, deceased, of record in Instrument 20040727-0089509, said Register's Office. See also Will of record in File #02P-2035, of record in Probate Court for Davidson County, Tennessee.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record inBook 6153, Page 421; Book 6162, Page 251; Book 7369, Page 206; Book 6153, Page 448; and Book 6896, Page 661, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 71, said Register's Office; (3) Lease to Home Coin Laundries of record in Book 4726, Page 568 and Book 5114, Page 37, said Register's Office; (4) Water Main Easement of record in Book 4664, Page 21, said Register's Office; (5) Flowage Easements to USA of record in Book 2147, Page 42 and Book 4196, Page 206, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 515 Basswood Drive; #P148, Nashville, TN 37209

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 7th day of March, 2006.

Shannon Allen Duke

FILE BOX 45

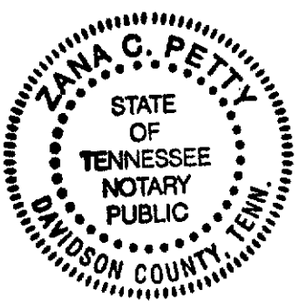
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shannon Allen Duke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of March, 2006.

My Commission Expires: 01/27/07

Notary Public



FILE BOX 45