Davidson County DEEDWARR
Recvd: 04/04/06 12:26 2 pgs
Fees:13.00 Taxes:307.10

20060404-0038354

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44551 FILE BOX "7"

# WARRANTY DEED

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2006.

Notary Public

MY COMMISSION EXPIRES: 5-24-2008

THIS INSTRUMENT WAS PREPARED BY
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **SANDRA E. GREEN** | **SAME AS NEW OWNER** | 43-5-211 |
| **4483 Chandler Road** | | |
| **Hermitage, TN 37076** | | |
| | | |

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, I/WE,

**Bobby L. Duke, Married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Sandra E. Green**

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 the east 10 feet of Lot No. 8 and all of Lot No. 9 of Block "B" on the Map of Overlook Estates, as of record in Book 843, page 105, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 9 and part of Lot No. 8 adjoin and front together 60 feet on the north side of Wiley Street and run back between parallel lines, 135 feet to a dead line.**

**Being the same property conveyed to Bobby L. Duke by deed from Anna Lou Duke, unmarried, of record in Book 7510, page 86, Register's Office for Davidson County, Tennessee. This is investment property and not the residence of Grantor nor any spouse of his.**

Unimproved ( )
This is improved ( X) property known as 111 Wiley Street, Madison, TN 37115

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/our hand(s) this 30th day of March, 2006

Bobby L. Duke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Bobby L. Duke, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 2006

Janet S. Davis
Notary Public

My Commission Expires: 5-24-2008

