WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2006

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(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:
James Bryant	NEW OWNER	Map 53
1309 Hadley Avenue		Group 3
Old Hickory, TN 37138		Parcel 170

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

Dorothy O. Duke

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
James Bryant and wife, Molly Bryant
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 Lot No. 236, Section "B", Village of Old Hickory, as shown on plat recorded July 14, 1948, Book 1424, Page 67 in Register's Office for Davidson County, Tennessee; fronting 86.0 feet on Hadley Avenue, containing 0.29 acres, more or less.

BEING the same property conveyed to Lillard C. Duke and Dorothy O. Duke, his wife by deed from E.I. du Pont de Nemours and Company, of record in Book 2032, Page 173, dated November 12, 1951, Register's Office for said County. The said Lillard C. Duke is now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 2032, Page 173, Register's Office for said County.

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 Book 1424, Page 67; and (3) Easement of record in Book 2032, Page 173, said Register's Office.

~~Power of Attorney of record in Instrument~~ _____, ~~said Register's Office~~

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 1309 Hadley Avenue, Old Hickory, TN 37138

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 4th day of April, 2006.

Dorothy O. Duke

Dorothy O. Duke by
Linda Duke DeJonge
Attorney in Fact

Davidson County DEEDWARR
Recvd: 04/07/06 10:23 2 pgs
Fees:13.00 Taxes:417.18

20060407-0040277

FILE BOX 45

STATE OF NORTH CAROLINA
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Linda Duke Dejongh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Dorothy O. Duke as her Attorney in Fact as the free act and deed of the within named Dorothy O. Duke.
Witness my hand and official seal at Chapel Hill, North Carolina the 4 day of April, 2006.

My Commission Expires: 1-31-07

Kristi F. Whitley
Notary Public

KRISTI F. WHITLEY
NOTARY
PUBLIC
DURHAM COUNTY, N. C.

FILE BOX 45