261-301

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 06/05/06 10:41 2 pgs
Fees:13.00 Taxes:266.40
20060605-0065864

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

**WARRANTY DEED**

THIS INDENTURE is made and entered into this 31ST day of May, 2006 by and between **Janie A. Northcutt and Robert M. Dukes and Glenda S. Fulghum**, heirs of Mable I. Dukes, hereinafter referred to as GRANTOR, and **Michael's Enterprises, Inc.** hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 and the west 25 feet of Lot No. 18 on the map of J. B. Haynie's Oriental Subdivision, of record in Book 161, pages 26 and 27, Register's Office for said County.

Said lot and part of said lot adjoining and front together 125 feet on the North side of Trinity Lane, and run back between parallel lines 140 feet, more or less, to an alley.

Being the same property conveyed to Robert W. Dukes and wife, Mable I. Dukes by Warranty Deed from Margaret L. Williams, unmarried widow, of record in Book 5349, page 269, dated September 18, 1978, recorded October 11, 1978, Register's Office for Davidson County, Tennessee. Robert W. Dukes predeceased Mable I. Dukes and property vested in Mable I. Dukes as surviving tenant by the entirety. Mable I. Dukes has since deceased leaving Janie A. Northcutt, Robert M. Dukes and Glenda S. Fulghum as her only heirs. See Affidavit of Heirship being recorded simultaneously herewith of record in Instrument Number 20060605006586 3, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **203 E Trinity Lane, Nashville, TN 37207**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Janie A. Northcutt

Robert M. Dukes

Glenda S. Fulghum

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Janie A. Northcutt and Robert M. Dukes and Glenda S. Fulghum, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 31st day of May, 2006.

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

Name and Address of Property Owner:
Michael's Enterprises
203 E Trinity Lane, Nashville, TN 37207

Send Tax Statements to:

SAME AS ABOVE

Map and Parcel--071.07-O-141.00

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $72,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 31st day of May, 2006.

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

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