313
Gullet Lee

Davidson County DEEDWARR
Recvd: 07/07/06 16:11 2 pgs
Fees:13.00 Taxes:699.30
20060707-0082052

This instrument prepared by:
Trustland Title and Escrow, LLC
1720 West End Avenue, Suite 400
Nashville, TN 37203

Jeffrey C. Horn executes this instrument on behalf of Sheryl Lynn Dukes as her attorney in fact pursuant to a Specific Durable Power of Attorney recorded simultaneously herewith.

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **Sheryl Lynn Dukes, Unmarried, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto **Thomas Walker Duncan, Unmarried ("Buyer"),** and Buyer's successors and assigns all of Seller's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being the easterly 68 feet front and 73.5 feet rear of the southerly 150 feet of Block No. 6 on the plan of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin at the northwest corner of Elkins Avenue and 53rd Avenue North; thence with the northerly margin of Elkins Avenue, south 83 deg, 15' west 68 feet; thence northwardly 150 feet; thence north 83 deg 15' east 73.5 feet to an iron pin on the westerly margin of 53rd Avenue North; thence with said Avenue, south 8 deg east 150 feet to the beginning.

Being the same property conveyed to Sheryl Lynn Dukes, unmarried, by Warranty Deed dated June 22, 2001 from Esther L. Smith, an unmarried person, of record in Instrument Number 20010705-0071964, Register's Office for Davidson County, Tennessee. Also see documents recorded in Instrument Numbers 20060627-0076581 and 20060627-0076582, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Parcel ID # **Map 91, Group 15, Parcel 47**
☒ Improved OR
☐ Unimproved property located at: **5300 Elkins Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness my hand on this the **6th** day of **July, 2006.**

Sheryl Lynn Dukes by: Jeffrey C. Horn as her Attorney in Fact

Sheryl Lynn Dukes
By: Jeffrey C. Horn as her Attorney in Fact

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 Jeffrey C. Horn, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument in behalf of Sheryl Lynn Dukes and acknowledged that he/she/they executed the same as the free act and deed of the said Sheryl Lynn Dukes.

Witness my hand and official seal at office in Nashville, TN, on this the 1st day of July, 2006.

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

Commission Expires:

My Commission Expires JULY 21, 2007

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STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $* which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

* 189,000.00

Affiant

Subscribed and sworn to before me on this the 6th day of **July, 2006.**

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires JULY 21, 2007

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Owner's Name: **Thomas Walker Duncan**

and Address: **5300 Elkins Avenue, Nashville, TN 37209**

Mail tax bills to, (Person or Agency responsible for payment of taxes):

CK Mortgage
3100 McKinnon
Cap 2nd Fl.
Dallas TX 75201