RECORDING INFORMATION
Davidson County DEEDWARR Recvd: 07/12/06 09:50 2 pgs Fees:13.00 Taxes:432.90 20060712-0083607

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00008392

MAP - PARCEL NO: 163-1-66.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
M/M Bradley J. Duke	SAME	N/A
5020 Saddleview Drive		
Franklin, TN 37067		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **MICHAEL D. LEDBETTER and wife, DEANNA L. LEDBETTER**, have bargained and sold and by these presents do transfer and convey unto **BRADLEY J. DUKE and wife, DONNA J. DUKE,their** heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Antioch Woods, Section Two, of record in Book 9700, page 799, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Michael D. Ledbetter and wife, Deanna L. Ledbetter by Warranty Deed from Eva G. Blue dated November 18, 2004 and being of record as Instrument No. 20041123-0140391, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2006 Davidson County property taxes are a lien, but are not yet due and payable.
2. Declaration of Covenants, Conditions and Restrictions of record in Book 10901, page 258, Register's Office for Davidson County, Tennessee.
3. All matters as shown on the Plan of record in Plat Book 9700, page 799, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 10th day of July, 2006.

MICHAEL D. LEDBETTER

DEANNA L. LEDBETTER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MICHAEL D. LEDBETTER and wife, DEANNA L. LEDBETTER**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 10th day of July, 2006.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE NOTARY PUBLIC WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$117,000.00**.

Affiant

SWORN TO and subscribed before me on this 10th day of July, 2006.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE NOTARY PUBLIC WILLIAMSON COUNTY, TN