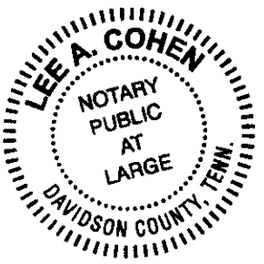
Box 10-B

Davidson County DEEDWARR
Recvd: 08/03/06 12:57 2 pgs
Fees:13.00 Taxes:518.00
20060803-0094761



STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2ND DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: September 22, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FREDRICK SCOTT WILLIAMS	**SAME**	**66-107**
(NAME) **5626 DIVIDING RIDGE ROAD**	(NAME)	
(ADDRESS) **GOODLETTSVILLE, TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, GARY C. DUKE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FREDRICK SCOTT WILLIAMS,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, beginning at an iron pin post located in the southerly right-of-way of River Road Pike; said post being the northwest corner of the Herschel Hudgins Property; (Deed Book 4691, page 208); thence with the right-of-way of the pike; N 58 deg. 55 min. W, a distance of 802.49 feet to the true point of beginning; said point being the northwest corner of Tract 3 and the northeast corner of the herein described land; thence with Tract 3 S 20 deg. 32 min. W, a distance of 1203.05 feet to an iron post located in the northerly line of Tract 5; thence with Tract 5 as follows; N 73 deg. 24 min. W, a distance of 200.00 feet to an iron pin; N 16 deg. 00 min. E, a distance of 1252.49 feet to an iron pin located in the southerly right-of-way of River Road Pike; thence with the right-of-way of the pike easterly, with a curve concave to the south, having a radius of 1869.86 feet a distance of 300.40 feet (LC=S 63 deg. 23 min. E, 300.08') to the point of beginning, containing 7.02 acres more or less, according to a survey performed by Ronny G. Brown Surveying, RLS No. 763, Franklin, Tennessee, June 2, 1997.

Being the same property conveyed to H. C. Duke, unmarried, by deed dated July 2, 1997, of record in Book 10522, page 667, Register's Office for Davidson County, Tennessee, the said H. C. Duke a/k/a Howard Clifton Duke having since died. The will of Howard Clifton Duke filed with the Davidson County Probate Court Clerk's Office as Instrument #5373/1173645 and also known as Docket No. 03P-1028 devised subject property to Gary C. Duke.

This conveyance is subject to Restrictive Covenants of record in Book 4622, page 154, and in Book 10522, page 667, Roadway easement of record in Book 600, page 641, said Register's Office.

unimproved (X)
This is improved( ) property, known as **LOT 4, RIVER ROAD, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 2ND day of August, 2006.

GARY C. DUKE

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 **Gary C. Duke**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2ND day of August, 2006.

My commission expires: **September 22, 2007**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Lee A. Cohen
Notary Public