WARRANTY DEED

P-KW-06-1408

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,125.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC (HTI)
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley J. Duke	Bradley J. Duke	
5020 Saddleview Drive	(NAME) 5020 Saddleview Drive	
(ADDRESS) Franklin, TN 37067	(ADDRESS) Franklin, TN 37067	165-14-84.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRIAN S. BORDWINE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRADLEY J. DUKE AND WIFE, DONNA J. DUKE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 74 of Revised Section Eleven on the Plan of Peppertree Forest of record in Plat Book 8250, Page 118, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Brian S. Bordwine, unmarried by deed (DEEDWARR) from Clifford Morgan Wellman of record in Deed Instrument 200001200006712 on 01/07/2000 and filed for record on 01/20/2000 , Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1408 CHUTNEY COURT, Antioch, Tennessee 37013
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 22nd day of August, 2006.

Brian S. Bordwine

Davidson County DEEDWARR
Recvd: 08/30/06 14:21 2 pgs
Fees:13.00 Taxes:403.76
20060830-0107301

STATE OF Tennessee
COUNTY OF DAVIDSON

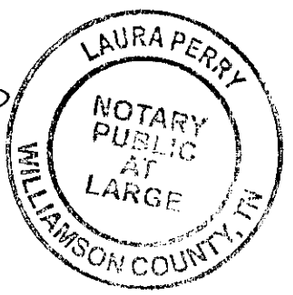
On this the 22nd day of August, 2006, before me personally appeared Brian S. Bordwine, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of August, 2006.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:
Homeland Title, LLC (HTI)
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959