PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
William Clifton Denney and wife, Amy Craig Denney	JP Morgan Chase	Map 131-5-B
	8151 Peters Rd #3200	Parcel 253.00
	Plantation, FL 33324	

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Nancy Duke, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **William Clifton Denney and wife, Amy Craig Denney** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Unit No. 253 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, said Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nancy Duke, an unmarried person by Quitclaim Deed of record in Instrument Number 20030812-0115223, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. Master Deed of record in Book 6841, page 349 and in Book 6847, page 122, said Register's Office.
3. By-Laws of record in Book 6841, page 376, said Register's Office.
4. Master Deed of record in Book 6841, page 349 and in Book 6847, page 122, said Register's Office.
5. Easement for Right of Way of record in Book 6869, page 162, said Register's Office.
6. Easement for Ingress/Egress of record in Book 7776, page 899 and in Instrument No. 20010912-0099679, said Register's Office.

This is improved property commonly known as 253 Summit Ridge Drive, Nashville, Tennessee 37215.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $185,500.00.

Affiant

Subscribed and sworn to before me this 30th day of August, 2006.

Notary Public

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-25-06

Davidson County DEEDWARR
Recvd: 09/05/06 12:54 2 pgs
Fees:13.00 Taxes:686.35

20060905-0109250

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of August, 2006.

Nancy Duke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Nancy Duke with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of August, 2006.

Notary Public

My Commission Expires: 3-31-09