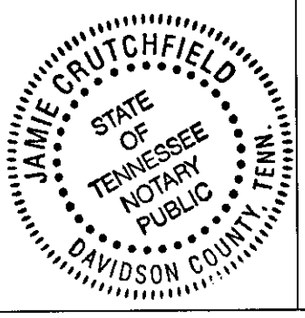
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 820,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Charles R. Duke	NEW OWNER	Map 54
105 Dekewood Drive		Group 13
Old Hickory, TN 37138		Parcel 138

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Janis R. Mitchell and husband, Charles A. Mitchell, Jr.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Charles R. Duke and wife, Jodie Galloway Duke

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 29 and 30, on the Plan of Brandywine Place, of record in Plat Book 6250, Pages 327 and 328, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Janis R. Mitchell by Quitclaim Deed from Kelley T. Oliver, Trustee, of record in Instrument 200007120069208, dated July 12, 2000, Register's Office for said County. See also deed of record in Book 10846, Page 124, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6488, Page 764 and Book 8904, Page 855, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Pages 327 and 328; and (3) Sewer and Drainage Ditch Easement of record in Book 2480, Page 629, said Register's Office.

The said Charles A. Mitchell, Jr. joins in this conveyance to convey any and all marital interest he/she may have in said property.

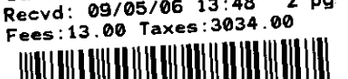
This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 105 Dekewood Drive, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Davidson County DEEDWARR
Recvd: 09/05/06 13:48 2 pg
Fees:13.00 Taxes:3034.00



20060905-0109325

Witness my hand this 1st day of September, 2006.

Janis R. Mitchell

Charles A. Mitchell, Jr.

FILE BOX 45

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 Janis R. Mitchell and Charles A. Mitchell, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the
purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 1st day of September, 2006.

My Commission Expires: 3/3/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.