WARRANTY DEED

B-LHM-06-0909

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenalee Stallings	Jenalee Stallings	
909 Cayce	(NAME) 909 Cayce	51-3-162.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we FREDIA S. DUKE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENALEE STALLINGS, a Single person, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 45 ON THE PLAN OF STRATTON HEIGHTS, AS OF RECORD IN BOOK 1835, PAGE 13, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 45 FRONTS 80 FEET ON THE EASTERLY SIDE OF CAYCE DRIVE AND RUNS BACK 191.2 FEET ON THE NORTHERLY LINE AND 188.1 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CHARLES W. DUKE AND WIFE, FREDIA S. DUKE BY WARRANTY DEED FROM JOHN R. GIBBS AND WIFE, ELAINE HAYES GIBBS, RECORDED ON THE 5TH DAY OF AUGUST, 1966 IN DEED BOOK 4043, PAGE 728, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. The said Charles W. Duke having since died on May 12, 1976 leaving Fredia S. Duke as tenant by the entirety.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Plat Book 1835, Page 13, Register's Office for said county.

unimproved ( )
This is improved (X) property, known as 909 Cayce, Madison, Tennessee 37115
(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 29th day of September, 2006.

Fredia S. Duke by Charles Duke, Jr., Attorney in Fact
Fredia S. Duke by Charles Duke, Jr., Attorney in Fact

Davidson County DEEDWARR
Recvd: 10/11/06 13:16 2 pgs
Fees:13.00 Taxes:355.20

20061011-0126368

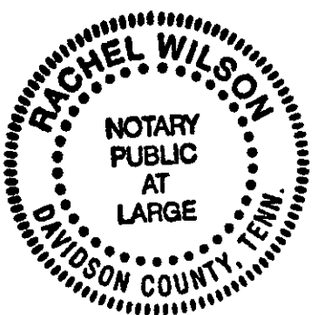
STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of September, 2006, before me personally appeared Charles Duke, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Fredia S. Duke and who acknowledged he/she/they executed the same as the free act and deed of the said Fredia S. Duke.

Witness my hand and official seal, this the 29th day of September, 2006.

Notary Public

My Commission Expires:



My Commission Expires MAR. 31, 2007

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903