This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 026-14-0
PARCEL: 004.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Deuce Properties, LLC
317 Glendale Road
Franklin, KY 42134

Davidson County DEEDWARR
Recvd: 12/20/06 12:00 2 pgs
Fees:13.00 Taxes:199.80
20061220-0156714

WARRANTY DEED

THIS INDENTURE, made this 15th day of December, 2006 between

Barbara Duke Jordan and Carol Duke Phelps

hereinafter referred to as **Grantor**, and

Deuce Properties, LLC

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee being described as follows:

Being Lot No. 39 on the Map of Terra View, of record in Book 1130, Page 69, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot 39 fronts 100 feet on the Northerly side of Wade Circle and measures 196.3 feet on the Easterly side, 110 feet on the rear or Northerly side and 213 feet on the Westerly side, subject to the restrictions mentioned in Deed of record in Book 1416, Page 276, said Register's Office.

This being the same property conveyed to George F. Duke and wife, Louise Hyde Duke by Warranty Deed dated 3/29/1947 from Moncrief and Tinnon Lumber Company of record in Book 1469, Page 292 Register's Office Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2006 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Barbara Duke Jordan by Robert McCoin, Carol Duke Phelps

Barbara Duke Jordan by Robert McCoin, Attorney in Fact

Carol Duke Phelps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carol Duke Phelps the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of December, 2006.

Notary My Commission Expires: 9/25/10

MICHAEL PERRY DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of December 2006, before me personally appeared Robert McCoin to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Barbara Duke Jordan acknowledged that such person executed the same as the free act and deed of Barbara Duke Jordan. 20061220-0156713

Witness my hand and official seal at office this 15th day of December, 2006.

Notary Public My Commission Expires: 9/25/10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MICHAEL PERRY DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $54,000.00.

Carol D. Phelps
Affiant

Sworn to and subscribed before me, this 15th day of December, 2006

Notary Public My Commission Expires: 9/25/10

MICHAEL PERRY DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY