PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 02/21/07 14:11 2 pg
Fees:13.00 Taxes:925.00
20070221-0021591

W & I Ref:(db) Title No: 48456
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Wade E. Green 4483 Chandler Road Hermitage, TN 37076	SAME

TAX MAP-PARCEL NUMBERS: 10513039900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$250,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph E. Duke, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wade T. Green** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

LAND in Davidson County, Tennessee, being the westerly 75 feet of Lot No. 94 on the Plan of Waverly Place, of record in Book 57, Page 95, Register's Office for said County.

SAID part of Lot No. 94 fronts 75.0 feet on the southerly margin of Glen Avenue and extends back between parallel lines 200.00 feet to an alley.

BEING the same property conveyed to Joseph E. Duke and John T. Duke by deed, dated October 16th, 1989, from Chrysler First Financial Services Corporation, successor to Chrysler First Credit of record in Book 7966, Page 678, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 8625, Page 276 Register's Office for Davidson County, Tennessee, John T. Duke conveyed his interest in subject property to Joseph E. Duke.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Kimberly C. Henry, spouse of Joseph E. Duke, joins in this conveyance to waive any and all marital interest she may have in subject property.

This conveyance is subject to: Taxes for 2007, and subsequent years; All matters shown on the Plan of record in Book 57, Page 95, said Register's Office.

This is improved property, known as: 845 Glen Avenue, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of February, 2007.

Joseph E. Duke

Kimberly C. Henry

State of TENNESSEE

County of DAVIDSON

On this 20th day of February, 2007, before me the undersigned authority, personally appeared Joseph E. Duke and Kimberly C. Henry to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $250.000.00.

Affiant

Sworn and subscribed before me this the 20th day of February, 2007.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

Notary Public