Prepared by & Return To:
Duke Title & Escrow, Inc.
444 Metroplex Drive, Ste. B104
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 05/10/07 14:11 2 pgs
Fees:13.00 Taxes:314.50
20070510-0056361

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, for this transfer, whichever is greater, is $85,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of April 2007.

Notary Public
Commission Exp: 3-27-11

LAURA W. DUKE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

ADDRESS NEW OWNERS:
Karyn B. Sloan
Arthur B. Sloan
204 Aurora Avenue
Madison, TN 37115

SEND TAX BILLS TO:
New Owners

MAP-PARCEL
Map 034-13-0
Parcel 214.00 204

WARRANTY DEED

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, I/WE Vicki R. Duke and Dawn McCarty, both unmarried, GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karyn B. Sloan and husband, Arthur B. Sloan, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LEGAL DESCRIPTION

Being Lot No 8 on the plan of Edgemeade Farm Subdivision of Record in Plat Book 3600, Page 69 Register's Office for Davidson County Tennessee to which plat reference is made for a more complete description.

Being the same property conveyed to Vicki R. Duke and Dawn McCarty, Both unmarried, by Warranty deed from Robin D. King Spence and husband, Maurice Alexander Spence of record in book 7883, page 221, Dated 07/05/1989, registers office for Davidson County, Tennessee.

This is improved property known as 204 Aurora Avenue, Madison, Tennessee, 37115.
Map and Parcel # 034-13-0-214.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) property taxes for the calendar year 2007 and thereafter.

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, Except for exceptions number 4 and 5 listed above; 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.

Witness my/our hand(s) this 28th day of April, 2007.

Vicki R. Duke

Dawn McCarty

STATE OF ~~TENNESSEE~~ LOUISIANA
COUNTY OF WEBSTER

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

Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 2007.

Notary Public

Carol M. Hudson Notary #23801 Public Parish LA

Commission Expires: UPON DEATH

Carol M. Hudson, #23801
Webster Parish, LA
My Commission is for Life