Davidson County DEEDWARR
Recvd: 08/20/07 15:31 2 pgs
Fees:13.00 Taxes:749.25

20070820-0099660

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

MY COMMISSION EXPIRES: JAN 26, 2008

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$202,500.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF August, 2007.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daryl & Misty Duke 103 Mount Vernon Drive Old Hickory, TN 37138	Webster Bank 609 West Johnson Ave. Cheshire CT 06410	Map 63.04 Parcel 44

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,

Charles Michael Wooden, II, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Daryl Duke and wife, Misty 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:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 2, ON THE PLAN OF LAKEWOOD HEIGHTS, AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 3842, PAGE 25, AND AMENDED IN BOOK 4237, PAGE 200, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHARLES MICHAEL WOODEN II BY TRUSTEE'S DEED FROM AARON SQUYRES AS SUCCESSOR TRUSTEE AND LESLIE GARRETT AS CO-TRUSTEE, DATED SEPTEMBER 26, 2006, AND OF RECORD IN INSTRUMENT NUMBER 20060929-0120767, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 3842, Page 25, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 3966, Page 629, as amended in Book 4237, Page 202, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **103 Mount Vernon Drive, Old Hickory, TN 37138**
(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 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.

Witness my hand(s) this 17th day of August, 2007.

Charles Michael Wooden, II

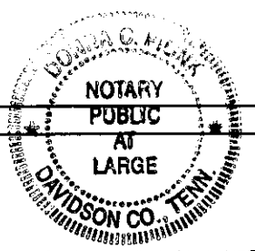
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Charles Michael Wooden, II, unmarried, with whom I am personally acquainted, (or who 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, at office, this 17th day of August, 2007.

Donna C. Pink
NOTARY PUBLIC

My Commission Expires:



MY COMMISSION EXPIRES:
JAN 23, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076