This Instrument Was Prepared By:

Stockton Title & Escrow, LLC
5110 Maryland Way
Ste. 320
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/06/07 10:42 2 pgs
Fees:13.00 Taxes:832.50
20071106-0130785

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) and other consideration, the receipt of which is hereby acknowledged, Grantor, **Michael T. Dukes and wife, Sarah Dukes,** has bargained and sold and by these presents does hereby transfer and convey unto **Christian Properties, Inc.,** its heirs and assigns, interest in the following described real estate, to-wit:

Beginning at a point in the center of a lane running east and west, and also center of a lane running north and south, and being the southwest corner of Lot No. 10 and running from said beginning point along the center line of the north and south lane degrees and distance as follows: north 1 1/2 degrees east 632 feet to a point opposite an old fence, which point is L. Carper's southwest corner; thence along the old fence, Carper's south boundary, south 88 1/2 degrees east 633 feet to a fence corner; thence with the fence, south 1 1/2 degrees west 740 feet to a point in the center of the lane, the southeast corner of this tract and the southwest corner of Lot No. 1 in said subdivision, which is now owned by Mrs. Morton; thence along the center of the lane, north 78 degrees 45 minutes west 650 feet more or less, to the point of beginning, containing ten acres, ten square poles, more or less.

Being the same property conveyed to Michael T. Dukes and wife, Sarah Dukes, by Warranty Deed from Leslie Marie Babb and David A. Pratt dated 02/17/04, and recorded 03/08/04 as Instrument No. 200403080026123, Register's Office for Davidson County, Tennessee.

PREPARER'S NOTICE. No new survey has been presented and no search of the public records performed therefore description of the aforesaid exhibit was provided by Grantor. THIS DEED HAS BEEN PREPARED SOLEY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

GRANTOR COVENANTS that it is lawfully seized and possessed of said real estate in fee simple; has a good and lawful right to convey the same: that the title to same is unencumbered by act of Grantor; and that it will forever warrant and defend the title to said real estate against the lawful claims of all persons claiming through or by act of Grantor.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

Witness our hands this 5TH day of November, 2007.

Michael T. Dukes

Sarah Dukes

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Michael T. Dukes and wife Sarah Dukes, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 5th day of November, 2007.

Notary Public

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 5th day of November, 2007.

Notary Public
My Commission Expires: _____

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

Tax & Map No. 163-2.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:

Christian Properties, Inc.
213 Wilson Circle, Suite 102
Brentwood, TN 37027