Davidson County DEEDWARR
Recvd: 12/04/07 14:59 2 pgs
Fees:13.00 Taxes:432.53
20071204-0140487

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $116,900.00

Affiant

Subscribed and sworn to before me, this 29 day of November, 2007.

Notary Public
My commission expires: 7-24-10

03-0711-35088

Address of New Owner:	Send Tax Bills to:	Tax Information
Christopher Roberts 101 Solway Court Nashville TN 37209	New Owner	91-05-0-A-007.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Glenn Whitman Duke, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christopher Roberts, hereinafter called the Grantees, their successors 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. 7, on the Plan of Final Plat of Sylvan Heights, Phase One, of record in Book 6900, Page 663 and amended in Book 6900, Page 676, together with an easement for driveway of record in Book 7843, Page 100, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Glenn Whitman Duke by deed from Sandy A. Duke, Executor of the Estate of Glenn Allen Duke, deceased, dated 7-9-04, recorded 7-27-04, in Instrument No. 20040727-0089508; re-recorded in Instrument No. 20040804-0093962, Register's Office for Davidson County, Tennessee.

Janie B. Duke, wife of Glenn Whitman Duke, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 101 Solway Court, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 29th day of November, 2007.

Glenn Whitman Duke

Janie B. Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Glenn Whitman Duke and Janie B. Duke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29th day of November, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires: 02/22/09

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212