Davidson County DEEDWARR
Recvd: 05/05/08 09:11 2 pgs
Fees:13.00 Taxes:351.50
20080505-0045683

THIS INSTRUMENT PREPARED BY:
JOHN A. BEAM, III
Attorney at Law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Harlin Duke, Jr.
732 Delaware Avenue
Madison, Tennessee 37115
("GRANTOR")

TO: Barry Thomas Mathis and Deborah K. Mathis
144 Captain Bell Lane
Gallatin, Tennessee 37066
("GRANTEES")

NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID:
Barry Thomas Mathis and Deborah K. Mathis 144 Captain Bell Lane Gallatin, Tennessee 37066	Barry Thomas Mathis and Deborah K. Mathis 144 Captain Bell Lane Gallatin, Tennessee 37066	13413022500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ninety-Five Thousand and No/100's Dollars ($95,000.00) cash in hand paid, Harlin Duke, Jr. has bargained and sold, and by these presents does transfer and convey unto Barry Thomas Mathis and wife, Deborah K. Mathis, their heirs, successors, assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 361, on the Plan of Hillbrook, Section 6, as of record in Book 4175, page 7, Register's Office for said County.

SAID Lot No. 361 fronts 75.0 feet on the northwest side of Largo Drive and extends back 159.2 feet on the southwesterly line and 211.2 feet on the northeasterly line to a dead line in the rear which is a broken line, measuring 91.47 feet thereon.

BEING the same property conveyed to Harlin Duke, Jr., and wife, Clevie M. Duke, from William & Lee, Inc., by Deed dated February 27, 1970, of record in Deed Book 4402, Page 431, in the Register's Office for Davidson County, Tennessee. The said Clevie M. Duke is deceased.

This is improved property known as 290 Largo Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Barry Thomas Mathis and Deborah K. Mathis, their heirs, successors and assigns, forever.

And he does covenant with the said Barry Thomas Mathis and Deborah K. Mathis that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except:

1. Real property taxes for the year 2008 are assumed by the Grantees.

2. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

And he does further covenant and bind himself, his heirs, successors and assigns, to warrant and forever defend the title to the said land to Barry Thomas Mathis and Deborah K. Mathis, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 24th day of April, 2008.

Harlin Duke, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said State and County aforesaid, personally appeared Harlin Duke, Jr., the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 24th day of April, 2008.

Notary Public

REGINA M. KEITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-19-09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 95,000.00.

AFFIANT

Subscribed and sworn to before me this 24th day of April, 2008.

NOTARY PUBLIC

REGINA M. KEITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-19-09