Davidson County DEEDWARR
Recvd: 06/17/08 14:18 2 pgs
Fees:13.00 Taxes:767.75
20080617-0062436

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
stephanie duncan
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1715

Property Address: 2530 and 2532 Willowbranch Dr, Nashville, TN 37217

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Christian Properties Inc.**, existing under the laws of Tennessee, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Bradley J. Duke and Donna J. Duke, as Joint Tenants, with rights of survivorship** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Being Lot #8, on the Plan of Addition to Edge-O-Lake Estates, of record in Plat Book 6250, Page 391 and 392, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot; said description is incorporated herein by reference, the same as if copied fully herein verbatim.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from Don D. Adams, dated June 20, 2007, and recorded June 22, 2007, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20070622-0074796.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors, successors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

And furthermore, the said Grantor does by these presents bind itself and it's successors to warrant and defend the above granted and bargained premises to the said Grantees, their successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $207,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 16th day of June, 2008.

CHRISTIAN PROPERTIES INC.

By: Van E. Christian, II, President

By: _____

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 16th day of June, 2008, before me, Shannon R. Talbott, the undersigned officer, personally appeared Van E. Christian, II of Christian Properties Inc., and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself/herself as President.

Notary Public
My Commission expires: 1-23-2011

Grantees' Name, Address, Phone:
Bradley J. Duke and Donna J. Duke
2530 & 2532 Willowbranch Dr
Nashville, TN 37217

Map and Parcel No: 149-03-0-123.00

Send Tax Bills To: Bradley J. Duke & Donna J. Duke
5020 Saddleview Dr.
Franklin, TN 37067-4053

State of: TENNESSEE
County of: DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $207,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16 day of June, 2008.

Notary Public
My Commission expires: _____