This Instrument Prepared by:
Jerry N. Estes Law Offices, P.L.L.C.
3 Cook Drive
Athens, Tennessee 37303

Tax ID: 126.16-0A-404.00CO

Register's Office Recording Information

Davidson County DEEDWARR
Recvd: 11/12/08 14:22 2 pgs
Fees:12.00 Taxes:0.00
20081112-0112050

This Deed has been prepared from information supplied by or on behalf of the parties. The Preparer does not warrant or certify title, accuracy of description, nor compliance with the planning and zoning laws. Before signing the deed consult with your tax advisor regarding possible state and federal tax consequences.

This deed should be recorded in the Register of Deeds office of the county wherein the property is located.

Recording Requested by &
When Recorded Return To:
US Recordings, Inc.
2925 Country Drive Ste 201
St. Paul, MN 55117

752433411

Address New Owner
As follows:
Brian Duke and Marne K. Rowland
1653 Harpeth Run Dr
Nashville, TN 37221

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable considerations, to them in hand paid the receipt of which is hereby acknowledged,

BRIAN DUKE AND WIFE, MARNE DUKE, Grantors, have bargained, sold and conveyed unto

BRIAN DUKE AND WIFE, MARNE K. ROWLAND, Grantees the following described real estate, to-wit:

LOCATED in Davidson County, Tennessee, more particularly described as follows:

BEING LOT NO. 537 ON THE FINAL PLAT OF PARKVIEW AT RIVERWALK, PHASE 1, a Cluster Lot Development, as shown by plat appearing of record in Instrument Number 20050215-0016985, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Brian Duke and wife, Marne Duke by Warranty Deed from Corinthian Custom Homes, Inc. Dated September 29, 2006 and recorded in Instrument No. 20061006-0124446, Register's Office, Davidson County, Tennessee.

Marne Duke makes oath that she is one and the same person as Marne K. Rowland and this Deed is made for the purpose of showing her correct name.

WITH THE HEREDITAMENTS AND APPURTENANCES thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Grantees, their heirs and assigns forever.

And said Grantors, for themselves and for their heirs, executors and administrators do hereby covenant with said Grantees, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantors hereunder set their hands and seals the day and year as set out in the following acknowledgment.

BRIAN DUKE

MARNE DUKE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainors, **BRIAN DUKE AND WIFE, MARNE DUKE** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10 day of October, 2008.

Notary Public

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires JULY 5, 2011

My Commission Expires: 7-5-11

SEND TAX STATEMENT TO:

Brian Duke

1853 Harpeth Run Drive

Nashville, TN 37221-8594

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 1.00.

Affiant

Subscribed and sworn before me this 10 day of October, 2008

Notary Public

My Commission Expires: 7-5-11

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires JULY 5, 2011

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