Davidson County DEEDWARR
Recvd: 12/31/08 11:25 2 pgs
Fees:13.00 Taxes:116.55

20081231-0123973

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $31,500.00

Affiant

Subscribed and sworn to before me, this 29th day of December, 2008.

JENIFER L. WISE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My commission expires: 05/03/2010

06-0812-73335

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jason Bockman	~~First Freedom Bank~~ New	076-01-0-129.00
534 Debbie Drive	~~12888 Lebanon Road~~ Owner	
Hermitage TN 37076	~~Mt. Juliet, TN 37122~~	

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, Phillip M. Duke, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jason Bockman and wife, Erica L. Bockman, 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. 89-B, on the Plan of Zone Lot Division Lots 89, 90 & 100, Tulip Grove Woods, Phase 1, of record in Book 6200, Page 69, as amended in Book 6250, Page 619, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillip M. Duke by deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., dated April 30, 1991, recorded May 2, 1991, of record in Book 8343, Page 815, Register's Office for Davidson County, Tennessee.

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.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This property is improved property known as 534 Debbie Drive, Hermitage, TN 37076

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 December, 2008.

Phillip M. Duke

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Phillip M. 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 Mt. Juliet, TN, this 29th day of December, 2008.

JENIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission expires: 05/03/10