THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2031

BILL GARRETT, Davidson County
Trans: T20090030963 DEEDWARR
Recvd: 05/11/09 09:28 2 pgs
Fees: 13.00 Taxes: 501.35
20090511-0042880

Property Address: 1237 Plymouth Ave., Nashville, TN 37216

---Above This Line Reserved For Official Use Only---

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, **Christopher Alexander**, married, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Robert Duke, unmarried,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

A certain tract or parcel of land in Davidson county, State of Tennessee, described as follows, to-wit:

Being Lot No. 34 and the westerly one-half of Lot No. 33 on the Map of Resubdivision of certain Lots in Eastdale Place, of record in Book 974, page 22, Register's Office for Davidson County. Said Lot No. 34 and part of Lot No. 33 adjoin and front together 90 feet on the northerly side of Plymouth Avenue and run back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Christopher J. Alexander, married by Warranty Deed from Carrie Louise B. Smith, a widow, unmarried, of record in Instrument #20040702-0079325, Register's Office for Davidson County, Tennessee, dated June 30, 2004 and recorded July 2, 2004.

This is improved property known as 1237 Plymouth Avenue, Nashville, Tennessee 37216.
MAP 061-12-O-054.00

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

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

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

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors 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 2009 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.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 7th day of May, 2009.

Celeste Alexander, wife of Christopher Alexander joins in the execution of this Warranty Deed for the purpose of conveying any marital interest she may have to this property.

{Seal}
Christopher Alexander by Spencer R. Talbott, Attorney in Fact

Celeste Alexander by Spencer R. Talbott, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 7th day of May, 2009, before me, personally appeared Spencer R. Talbott, personally known to me or proved to me on the basis of satisfactory evidence, known to be the person who executed the foregoing instrument on behalf of Christopher Alexander, as per the Specific Power of Attorney of record in Instrument No. 20090511-0042878 Register's Office for Davidson County, Tennessee and who acknowledged that he executed the same as his free act and deed on behalf of Christopher Alexander.

Notary Public

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9-19-09

STATE OF TENNESSEE
COUNTY OF Davidson

On this 7th day of May, 2009, before me, personally appeared Spencer R. Talbott, personally known to me or proved to me on the basis of satisfactory evidence, known to be the person who executed the foregoing instrument on behalf of Celeste Alexander, as per the Specific Power of Attorney of record in Instrument No. 20090511-0042879 Register's Office for Davidson County, Tennessee and who acknowledged that he executed the same as his free act and deed on behalf of Christopher Alexander.

Notary Public

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9-19-09

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,500.00.

Affiant

Notary Public

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Comm. Expires: 9-19-09

Grantor's Name, Address, Phone:
Christopher Alexander

Address of New Owner & Send Tax Bills to:
Robert Duke
1237 Plymouth Avenue
Nashville, TN 37216
Map 061-12-0-054.00