This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
471 Humphreys St.
Nashville, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ruth W. Dukes**, (hereinafter referred to as "Grantor") has this day bargained and sold and does hereby transfer and convey to **Ericka Poore** (hereinafter referred to as "Grantee") his/her/its heirs, successors and/or assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being a tract marked "Reserved" lying immediately south of Lot No. 177 on the Plan of Gra-Mar Acres, Section 10, as of record in Book 2663, page 34, Register's Office for said County, and as amended by instrument of record in Book 2809, page 602, said Register's Office.

Being the same property conveyed to Arvin E. Dukes and wife Ruth W. Dukes, by Warranty Deed from Melvin R. Evans and wife, Katie P. Evans dated 03/31/69 , and recorded 04/02/69 in Book 4322, page 642, Register's Office for Davidson County, Tennessee. Arvin E. Dukes died on or about February 16, 1989.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Davidson County	DEEDWARR
Recvd: 09/22/09 11:42	2 pgs
Fees:13.00 Taxes:481.00	
20090922-0088229	

Witness my hand this 14th day of September, 2009.

Ruth W. Dukes, By Attorney
Ruth W. Dukes
By Glen Dukes as her Attorney in Fact

STATE OF Tennessee
COUNTY OF

Personally appeared before me, Danielle Pittman, a Notary Public, Glen Dukes, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, to be the person who executed the forgoing instrument in behalf of Ruth W. Dukes and acknowledged that such person executed the same as the free act and deed of Ruth W. Dukes.

Witness my hand and official seal this 14th day of September, 2009

DANIELLE PITTMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Danielle Pittman
Notary Public
My Commission Ex. 8/24/2011

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$130,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

DANIELLE PITTMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Sworn to and subscribed before me this 14th day of September, 2009.

Notary Public

My Commission Expires: 8/24/2011

Map and Parcel: 061-01-0-028.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:

Ericka Poore
601 Lemont Drive
Nashville, TN 37216

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 04-15-12