RET

WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#735

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Denna K. Little	F&M Bank	Map 148-12-0-
901 Richards Road	50 Franklin St	Parcel 049.00
Antioch, TN 37013	Clarksville TN 37040	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Sandra Duke Tucker, Individually and as the Executrix of The Estate of Roy Eugene Duke,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Denna K. Little, unmarried,** (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 29, on the Plan of Hazelwood, Section 2, of record in Plat Book 3106, page 97, said Register's Office, and more particularly described as follows:

BEGINNING at a point in the westerly margin of Drewry Drive, at the common corner of Lots No. 20 and 29; thence westerly along the lines between said Lots 178.13 feet to a point; thence northwesterly along the fenced right of way of the L and N Railroad 168.66 feet to a point in the southerly margin of Richards Road; thence easterly along said margin 198.67 feet to the beginning of a curve; thence southeasterly around said curve 39.27 feet to a point in the westerly margin of Drewry Drive; thence southerly along said margin 101.83 feet to the point of beginning.

Being the same property conveyed to Roy E. Duke and wife, Peggy M. Duke by warranty deed dated April 23rd, 1963 from Rambert Bryant Woodroof, Jr. and wife, Margrette D. Woodroof of record in Book 3535, page 333, said Register's Office. The said Peggy M. Duke having predeceased Roy E. Duke aka Roy Eugene Duke. The said Roy E. Duke aka Roy Eugene Duke having since died Testate on November 13, 2007 and title vested in Sandra Duke Tucker pursuant to The Last Will and Testament of Roy Eugene Duke, Case No. 08P346, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

This property is not the personal, marital or primary residence of Grantor, her spouse, if any and/or any dependents.

This is the same description as used in the last deed of record.

BILL GARRETT, Davidson County
Trans:T20090078472 DEEDWARR
Recvd: 11/18/09 11:42 2 pgs
Fees:13.00 Taxes:288.60

20091118-0106176

This conveyance is subject to the following:

1. **2009 Taxes, a lien now due and payable.**
2. **Easement for Chartered right of way of the L N Railroad, if any.**
3. **Any and all matters appearing of record in Plat Book 3106, page 97, said Register's Office.**

This is improved property commonly known as 901 Richards Road, Antioch, TN 37013.

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $78,000.00.

Sandra Duke Tucker
Affiant

Subscribed and sworn to before me this
13 day of **November, 2009.**

Judy Painter-Rose
Notary Public:
My Commission Expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13 day of **November, 2009.**

Sandra Duke Tucker, Individually
Sandra Duke Tucker, Individually

Sandra Duke Tucker, Executrix
Sandra Duke Tucker, Executrix of The Estate of Roy Eugene Duke

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra Duke Tucker, Individually**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument for the therein contained and who further acknowledged that SHE is the Executrix of **The Estate of Roy Eugene Duke** and that SHE is authorized to execute this instrument Individually and as Executrix.
WITNESS my hand and official seal at Nolensville, Tennessee,
this 13, day of **November, 2009.**

Judy Painter-Rose
Notary Public
My Commission Expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011