Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $112,000.00

Affiant

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: NOVEMBER 21, 2010

Subscribed and sworn to before me, this 17th day of June, 2010.

Notary Public
My commission expires: 11/21/10

04-1005-53768

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Yolanda F. Mitchell | Avenue Bank | 050-11-0-130.00 |
| 3812 Wood Trail | 3823 Cleghorn Avenue | |
| Nashville TN 37207 | Nashville, TN. 37215 | |

## 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, James G. Duke, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Yolanda F. Mitchell, an unmarried person, 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. 17, on the Plan of Section 2-A, Timberwood Estates, of record in Book 6200, Page 579, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William D. Castleman, Trustee by Quitclaim Deed from James G. Duke, and further conveyed to James G. Duke and wife, Sarah Duke by Quitclaim Deed from William D. Castleman, Trustee, dated December 21, 1993, recorded December 30, 1993, of record in Book 9205, Page 882, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James G. Duke by Quitclaim Deed from Sarah Duke, dated January 22, 2002, recorded January 23, 2002, of record in Instrument No. 20020123-0008832, Register's Office for Davidson County, Tennessee.

Antoinette Duke, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

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.

This property is improved property known as 3812 Wood Trail, Nashville, TN 37207

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.

BILL GARRETT, Davidson County
Trans:T20100044298 DEEDWARR
Recvd: 07/20/10 10:44 2 pgs
Fees:13.00 Taxes:414.40
20100720-0056656

WITNESS my hand this 17th day of June, 2010.

James G. Duke

Antoinette Duke

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James G. Duke and Antoinette 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 Smyrna, TN, this 17th day of June, 2010.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/21/10