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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100044451 DEEDWARR
Recvd: 07/20/10 15:33 2 pgs
Fees:13.00 Taxes:3607.50
20100720-0056802

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$975,000.00**

Jennifer Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title . Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry Allen	BB & T	**06600012100**
(NAME)	(NAME)	
8247 River Road Pike	233 West Nash Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Wilson, NC 27893	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **David W. Duke, II and wife Kayce M. Duke**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barry Allen, married**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at an iron pin in the right-of-way of River Road Pike, said pin being the southeast corner of described tract and also being south 47 degrees 11 minutes 58 seconds east 199.54 feet from the southeast corner of Davidson County Property Map 66 Parcel 33; thence north 11 degrees 30 minutes 00 seconds east 767.90 feet to an iron pin; thence north 56 degrees 30 minutes 00 seconds east 508.41 feet to an iron pin; thence north 11 degrees 30 minutes 00 seconds east 1742.17 feet to an iron pin, thence north 78 degrees 30 minutes 00 seconds east 87.82 feet to an iron pin; thence north 11 degrees 30 minutes 00 seconds east 728.66 feet to an iron pin; thence north 78 degrees 30 minutes 00 seconds west 87.12 feet to an iron pin; thence north 11 degrees 30 minutes 00 seconds east 821.33 feet to a point in the Cumberland River (passing an iron pinat 649.49 feet); thence south 77 degrees 37 minutes 39 seconds east 265.01 feet to a point; thence south 11 degrees 30 minutes 00 seconds west 436.85 feet (passing an iron pin at 145.38 feet) to an iron pin; thence south 78 degrees 30 minutes 00 seconds east 82.00 feet to an iron pin; thence south 11 degrees 30 minutes 00 seconds west 1454.32 feet to an iron pin; thence north 78 degrees 30 minutes 00 seconds west 82.68 feet to an iron pin; thence south 11 degrees 30 minutes 00 seconds west 1385.96 feet to an iron pin; thence south 56 degrees 30 minutes 00 seconds west 762.61 feet to an iron pin; thence south 11 degrees 30 minutes 00 seconds west 657.36 feet to an iron pin; thence with a curve to the left having a central angle of 2 degrees, 03 minutes 41 seconds, a radius of 2869.21 feet, a length of 103.23 feet and a chord bearing and distance of north 44 degrees 10 minutes 32 seconds west and 103.22 feet to the point of beginning containing 25.28 acres.

Being the same property conveyed to David W. Duke, II and wife, Kayce M. Duke, by Quitclaim Deed from Domingo A. Carletello and Stacy Carletello, husband and wife, Curtis M. Groves and Faith J. Groves, husband and wife, and David W. Duke, III and Kayce M. Duke, husband and wife, dated September 12, 2004, recorded September 15, 2004 of record in Instrument No. 200409150111409, in the Register's Office for Davidson County, Tennessee. Also acquired by instrument of record in Instrument Number 200406220073801, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **8247 River Road Pike, Nashville, TN 37209**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this **15th day of July, 2010.**

David W. Duke, II

Kayce M. Duke

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **David W. Duke, II, and wife Kayce M. Duke** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 15th day of July, 2010.

Commission expires: May 6, 2013

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public