WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
R-HD-10-1406

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF September, 2010.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carrie A. Duke	Primary Residential Mtg (NAME)	
1406 Sharpe Avenue (ADDRESS)	4750 W. Wiley Post Way (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Salt Lake City UT 84116 (CITY) (STATE) (ZIP)	83-2-114.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MATTHEW BILLINGSLEY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARRIE A. DUKE, Unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING THE WESTERLY 50 FEET OF THE EASTERLY 100 FEET OF LOT NO. 4 OF BLOCK "A" ON THE MAP OF WEAKLEY PLACE, AS OF RECORD IN BOOK 161, PAGE 131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 4 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF SHARPE AVENUE, FORMERLY WEAKLEY AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, 250 FEET TO THE NORTHERLY LINE OF LOT NO. 5 ON SAID SUBDIVISION.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW BILLINGSLEY, UNMARRIED BY WARRANTY DEED FROM MICHAEL K. HESTER, UNMARRIED, RECORDED ON THE 30TH DAY OF APRIL, 2007 IN INSTRUMENT NO. 20070430-0051387, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1406 Sharpe Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20100061937 DEEDWARR
Recvd: 10/01/10 09:38 2 pgs
Fees:13.00 Taxes:947.20

20101001-0078301

Witness my/our hand(s) this 28th day of September, 2010.

Matthew Billingsley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew Billingsley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of September, 2010.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903