BILL GARRETT, Davidson County
Trans:T20120050021 DEEDTRS
Recvd: 07/06/12 14:46 2 pgs
Fees:13.00 Taxes:296.00
20120706-0059724

THIS INSTRUMENT PREPARED BY:
Equitus Law Alliance, PLLC
P.O. Box 280240
Nashville, TN 37228-0240

FROM: Deborah K. Mathis, Trustee of The Jeremy Ryan Duke Residence Trust ("GRANTOR")

TO: Barry Thomas Mathis and Deborah K. Mathis ("GRANTEE")

New Owners are as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Barry Thomas Mathis and Deborah K. Mathis 144 Captain Bell Road Gallatin, Tennessee 37066	Barry Thomas Mathis 144 Captain Bell Road Gallatin, Tennessee 37066	04305012600

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS that Deborah K. Mathis, Successor Trustee of The Jeremy Ryan Duke Residence Trust, for and in consideration of the sum of Eighty Thousand and No/100's No/100 Dollars ($80,000.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby transfer and convey, as part of a distribution from trust, unto Barry Thomas Mathis and wife, Deborah K. Mathis, their heris, successors, and assigns, its entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING the north 78 feet of Lot No. 14 of Block "C" on the Map of Cedarcrest Estates, as of record in Book 974, page 25, Register's Office for said county.

SAID part of said Lot No. 14 fronts 78 feet on the east side of Delaware Avenue an runs back between lines, 321.4 feet on the north line and 320 feet, more or less, on the south line, to a dead line n the rear measuring 78 feet thereon.

BEING the same property conveyed to Deborah K. Mathis, Trustee of The Jeremy Ryan Duke Residence Trust, by Executrix Deed dated October 19, 2009, of record as Instrument Number 200910290100072, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 732 Delaware Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Barry Thomas Mathis and Deborah K. Mathis, their heirs, successors, and assigns, forever, in fee simple.

And the trustee does covenant with the said Barry Thomas Mathis and Deborah K. Mathis that she is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, except as follows:

1. 2012 Davidson County Real Property Taxes, a lien not currently due.

2. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

GRANTOR covenants with GRANTEE that she has done nothing to impair the title as received by GRANTOR during the time of the administration of the Trust, and she will warrant and defend the title against the lawful claims of all persons claiming by or through them in their representative capacity, but not further or otherwise.

WITNESS my hand, this 29th day of June, 2012.

THE JEREMY RYAN DUKE RESIDENCE TRUST

Deborah K. Mathis, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Deborah K. Mathis, with whom I am personally acquainted, and who acknowledged that she is the Trustee of The Jeremy Ryan Duke Residence Trust and is authorized to execute this instrument on behalf of the Trust and that as such she executed this instrument for the Trusts for the purposes therein contained.

Witness my hand, this 29th day of June, 2012.

Notary Public

My commission expires: 3-31-15

Leslie Jestice State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me this 29th day of June, 2012.

Notary Public

My Commission Expires: 3-31-15

Leslie Jestice State of Tennessee Notary Public Davidson County