Box 17

BOOK 11217 PAGE 450

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Eric O Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November 19 98

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/04/2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eric O. Duncan (NAME) | GMAC Mortgage Corporation (NAME) | MAP 162-10 |
| 573 Roxanne Drive (ADDRESS) | 100 Witmer Road (ADDRESS) | PARCEL 106 |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Horsham, PA 19044 (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, Charles Underwood Daunis and Diane O. Daunis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric O. Duncan and John W. Whitsey, Jr. and wife, Linda G. Whitsey

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:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Brook-View Estates, Section Two, as of record in Book 4460, page 163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles Underwood Daunis and wife, Diane O. Daunis by deed from Rickey D. Clark and wife, Jacquelyn N. Clark of record in Book 9155, page 481, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 4689, page 561, said Register's Office.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved ( X ) property, known as 573 Roxanne Drive, Antioch, TN 37013
(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 hand s this 17th day of November 19 98

Charles Underwood Daunis
Charles Underwood Daunis

Diane O. Daunis
Diane O. Daunis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Underwood Daunis and Diane O. Daunis

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of November, 19 98.

Commission expires 11/24/2001

Laura A. Bradley
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

0516045
IDENTIF. ↑ REFERENCE

98 NOV 23 PM 3:08
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.



0762 11/23 0101 03CHECK 381.00

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | 100000.00 |
| | | | CON TX | 370.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | CFEE | 2.00 |
| | | | TOTAL | 381.00 |
| | | | CHECK | 381.00 |
| 11/23/98 | 01 | 15:08 0001 | 0762 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0516045

IDENTIF. ↑ REFERENCE

98 NOV 23 PM 3:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1375810