Prepared By

RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE 11
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

63

BOOK 11528 PG. 428

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 104,000.00

Jenny Kitts
Affiant

Subscribed and sworn to before me, this 7 day of June, 1999.

Notary Public

My commission expires: July 28 2002

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
4202 HARDING RD #203 NASHVILLE, TN	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 103/16/G/203

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

JENNIFER LEIGH DUNCAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

RANDAL PATRICK

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 203, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF BROOKFIELD CONDOMINIUM, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 6976, PAGE 887, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER LEIGH DUNCAN, BY DEED FROM BROOKFIELD DEVELOPERS, DATED JUNE 15, 1993, AND RECORDED JUNE 24, 1993 IN BOOK 8991, PAGE 944, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 4202 HARDING RD #203, NASHVILLE, TN

9648 06/15 0101 03CHECK 395.00

99 JUN 15 AM 10:46
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

05999986

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 7 day of June, 1999.

Jennifer Leigh Duncan

State of Tennessee
County of Davidson

On this 7 day of June, 1999, before me personally appeared Jennifer Leigh Duncan to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal,
My Commission expires:

_____
Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11528 PG. 43[illegible]

0599986

CROSS REFERENCE

99 JUN 15 AM 10:46

ELLIOTT FRITTS REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	104000.00
CON TX	384.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	395.80
CHECK	395.80

06/15/99 01 10:50 0001 9948

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1474362