THIS INSTRUMENT WAS PREPARED BY:

KIRK C. WAITE, ATTORNEY
MOORELAND TITLE COMPANY
P. O. BOX 2127
BRENTWOOD, TN 37024-2127

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00.

Jennifer McDowell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th day of August, 1999

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-28-2003

SHAWN E. KUHN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires MAY 28, 2003

Address New Owner as Follows:

Ryan M. Ezell
5621 Green Apple Lane
Brentwood, TN 37027

Send Tax Bills To:

Map-Parcel Numbers

171-8-27

5805 00/13 0101 03CHECK 972.63

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, **TOM C. DUNCAN AND WIFE, MARILYN C. DUNCAN** herein referred to as **Grantors** for and in consideration of the sum of TWO HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND 00/100 (259,900.00) Dollars to us paid by **RYAN M. EZELL AND WIFE, MELISSA G. EZELL**, hereinafter referred to as **Grantees** in the State aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantees, their heirs, successors, and assigns forever:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Saddlewood as of record in Book 5200, page 128, Register's Office for Davidson County, to which Plat reference is here made for a complete legal description.

Being the same property conveyed to Tom C. Duncan and wife, Marilyn C. Duncan by Deed from Montaque C. Crook and wife, Kathleen R. Crook of record in Book 6070, page 649, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plats.

This is IMPROVED property, known as 5621 Green Apple Lane, Brentwood, Tennessee, 37027.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantees, their heirs and assigns forever.

AND THE GRANTORS do hereby bind Grantors' heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantees, their heirs and assigns, against Grantors and Grantors' heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our Hand and Seal this 9th day of August, 1999.

Tom C. Duncan

Marilyn C. Duncan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tom C. Duncan and Marilyn C. Duncan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained as their free act and deed.

Witness my hand and seal this 9th day of August, 1999.

Kirk C. Waite
Notary Public

My Commission Expires:_____

KIRK C. WAITE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Exp.
1/27/2001

0624049
IDENTIF. → REFERENCE
99 AUG 13 AM 11:09
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0624049
IDENTIF. ↑ REFERENCE

99 AUG 13 AM 11:07
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	259900.00
CON TX	961.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	972.63
CHECK	972.63

08/13/99 01 11:09 0001 5805

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1503967