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PREPARED BY (AND RETURN TO):

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W & I Ref: (gj) Title No: 41339
Dav. Co. File: Box 8

99 NOV 23 AM 8:16
REGISTER
DAVIDSON COUNTY, TN

CROSS REFERENCE

06599987

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ralph W. Davis Quila S. Davis 900 Cantrell Avenue Nashville, TN 37215	First Union MortgageCorporation 1100 Corporate Center Dr/NC4777 Raleigh, NC 27607-5066

TAX MAP-PARCEL NUMBERS: 116-13-084

WARRANTY DEED

[illegible] 311.00

FOR AND IN CONSIDERATION of the sum of **$ 80000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Theodore R. Duncan, Jr., and Marie Duncan Robinson, Co-Executors of the Estate of Marie G. Duncan, with full power to sell, lease, encumber and otherwise convey,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ralph W. Davis and spouse, Quila S. Davis,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 84 together with parking space No. 36, of Belle Meade Tower, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 4175, Page 159, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Marie G. Duncan by deed from Ann Stewart Orth, heir-at-law of Cleone Odell Stewart, deceased of record in Book 9145, Page 390, Register's Office for said County. The said Marie G. Duncan has since died. The Will of Marie G. Duncan of record in Will Book 228, Page 522, Seventh Circuit Court for Davidson County, Tennessee, Probate Division , devised subject property to Theodore R. Duncan, Jr., and Marie Duncan Robinson, as Co-Executors with full power to sell, lease, encumber and otherwise convey. Letters Testamentary of record in Minute Book 443, Page 439, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4175, Page 159, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.; The provisions of the condominium Master Deed of record in Book 4469, Page 530, corrected in Book 4494, page 489, Book 4631, Page 407, Book 4631, Page 410, Book 4851, Page 950 and Book 5046, Page 828, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; Grant of gas service line or fuel line easement to Nashville Gas Company of record in Book 6701, Page 203, said Register's Office; Easement for storm sewers and / or sanitary sewers to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4790, Page 319 and Book 4925, Page 594, said Register's Office; Easement for construction and maintenance to American Telephone and Telegraph Company of record in book 1207, Page 547, said

Register's Office; Easement for building clearance of record in Book 3183, Page 201, said Register's Office; Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4355, Page 696, said Register's Office; Subject to both federal estate and state inheritance taxes as may be due by reason of the death of Marie G. Duncan.

This is improved property, known as: 105 Leake Avenue #84, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of November, 1999.

Marie Duncan Robinson

Marie Duncan Robinson, Co-Executor

State of Tennessee
County of Davidson

On this 18th day of November, 1999, before me the undersigned authority, personally appeared and **Marie Duncan Robinson, Co-Executor**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 80000.00

Affiant

Sworn and subscribed before me on the 18th day of November, 1999.

My Commission Expires:

Notary Public

WITNESS THE EXECUTION HEREOF this 17th day of November, 1999.

Theodore R. Duncan, Jr., Co-Executor

State of Florida
County of Indian River

On this 17 day of November, 1999, before me the undersigned authority, personally appeared **Theodore R. Duncan, Jr., Co-Executor**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

Arlene Cole
MY COMMISSION # CC757089 EXPIRES
September 7, 2002
BONDED THRU TROY FAIN INSURANCE, INC

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

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0659987

CROSS REFERENCE

99 NOV 23 AM 8:16

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	80000.00
CON TX	296.00
PRFEE	1.00
MOFEE	12.00
CFEE	2.00
TOTAL	311.00
CHECK	311.00

11:23:59 01 OE:1F 0001 4084

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1541723