THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Instr:200001260008513 Page: 1 OF 2
REC'D FOR REC 01/26/2000 10:53:04AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $305.25

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 82,500.00
X
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
30th DAY OF December 19 99
Notary Public
MY COMMISSION EXPIRES: NOTARY PUBLIC 6.7.03
(AFFIX SEAL)

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alvin L. Duncan (NAME)	Columbia National, Inc. (NAME)	MAP 41-12
1031 Westchester Drive (ADDRESS)	P. O. Box 3050 (ADDRESS)	PARCEL 119
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Columbia, MD 21045-6050 (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, Mortgage Guaranty Insurance Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alvin L. Duncan, an unmarried person

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 number 133 on the plan of the Plat of Kemper Heights, Section 1, as of record in Book 2331, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Mortgage Guaranty Insurance Corporation by deed of record in Book 11708, page 894, said Register's Office.

This conveyance is made OF, BY and THROUGH the Grantor from and after the time Grantor took title; warranties, if any, are from and after that time and not further or otherwise.

unimproved ( )
This is improved (X) property, known as 1031 Westchester Drive, Madison, Tennessee 37115
(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;

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 my hand this 22 day of December, 19 99

Mortgage Guaranty Insurance Corporation
By:
Thomas A. Draw, ITS: Vice President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF Wisconsin
COUNTY OF Milwaukee

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Thomas A. Drew and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the its: Vice President and _____ respectively of the Mortgage Guaranty Insurance Corporation the within named bargainor, and corporation, and that he as such its: Vice President 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 its: Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Milwaukee, Wisconsin on this the 22 day of December 19 99.

My commission expires 6/8/2003

Lori A. Gramza
Lori A. Gramza Notary Public