RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38752) FILE BOX "7"

Instr:200004030032946 Page: 1 OF 2
REC'D FOR REC 04/03/2000 1:23:03PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $481.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28TH DAY OF MARCH, 2000.

Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC AT LARGE 2002

DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles L. Duncan	ABN AMRO MORTGAGE GROUP, INC.	182-145
5973 Cane Ridge Road	2600 Big Beaver Road	5D-35474
Antioch, TN 37013	Troy, MI 48084	

FOR AND IN 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,

OSCAR C. DAVISON AND WIFE, THERESA ANN DAVISON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHARLES L. DUNCAN AND WIFE, CHARMAINE DUNCAN

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 the 5th Civil District of Davidson County, Tennessee, being Lot 1, of Reuben Anderson Subdivision of record in Book 5200, Page 273, Register's Office for Davidson County, Tennessee and described according to a survey made by Perry A. Chapelelaine, Jr., dated April 2, 1980, as follows:
BEGINNING at an iron pin on the West margin of Cane Ridge Road, Southeast corner of Book 4628, Page 81, then with said margin, South 37 degrees 07' 22" East 100.0 feet to an iron pin; then leaving road, S 55 degrees 37' 07" W 180.53 feet to an iron pin; S 39 degrees 57' 25" W 100' to an iron pin; S 74 degrees 20' 16" West, 240.05 feet to an iron pin; North 71 degrees 25' 10" West, 295.85 feet to an iron pin; North 18 degrees 34' 50" East, 210.00 feet to an iron pin in the South line of Book 4628, Page 81; also the East line of a three acre tract; then with a fence and with said South line of Book 4628, Page 81, South 71 degrees 25' 10" East, 228.76 feet to a point in a pond; then North 73 degrees 08' 39" East, 366.17 feet to an iron pin; South 83 degrees 26' 42" East, 30.43 feet to the beginning; containing 3.10 acres, more or less.

Included with this parcel, there is a 50 foot easement along the Southern boundary line of said property which was granted by the Grantor to Leslie E. Frank, Jr., and wife, as of record in Book 5607, Page 544, said Register's Office. Said easement fronts 50 feet on Cane Ridge Road.

Being the same property conveyed to Oscar C. Davison and wife, Theresa Ann Davison by Warranty Deed from Reuben D. Anderson of record in Book 5607, Page 547, said Register's Office.

Unimproved ( )
This is improved (X) property known as 5973 CANE RIDGE ROAD, ANTIOCH, TN 37013
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 this 28th day of March, 2000

Oscar C. Davison
OSCAR C. DAVISON

Theresa Ann Davison
THERESA ANN DAVISON

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 Oscar C. Davison and wife, Theresa Ann Davison the bargainors 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 28th day of March, 2000.

Commission Expires: 5/26/02

Notary Public

ALAN D. MEEKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____, 20_____.

My commission expires:_____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of January, 2000, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2000.

My commission expires:_____ _____

Notary Public