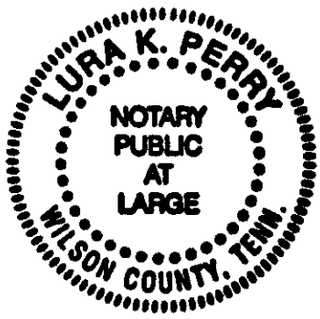
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2000.

Notary Public

MY COMMISSION EXPIRES:. 5-21-00

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
4733 Andrew Jackson Parkway, Suite 1C
Hermitage, TN 37076

Instr:200005020044204 Page: 1 OF 2
REC'D FOR REC 05/02/2000 3:59:15PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $384.43

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Scott Duncan	New South Federal Savings Bank	MAP 65
(NAME) 5001 Bonnalynn Drive	(NAME) 2301 21st Ave South	
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Nashville, TN 37212-4934	GROUP 09-0 PARCEL 57
(CITY) (STATE) (ZIP)	(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,

RAYMOND MCGREGOR AND JUDY M. MCGREGOR, HUSBAND AND WIFE

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

JEFFREY SCOTT DUNCAN AND WIFE, JEANETTE MARIE 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:

Being Lot No. 91 on the Plan of Section Three, Sherwood Forest, as of record in Plat Book 4460, Page 81, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Timothy R. Smith and Cynthia D. Smith, Husband and Wife by deed from Raymond McGregor and Judy M. McGregor, Husband and Wife of record in Deed Book 8578, page 581, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4465, page 184; Book 4482, page 427; Book 4593, page 690, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 5001 Bonnalynn Dr., Hermitage, TN 37076

(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; 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 my/our hand(s) this 27th day of April, 2000.

Timothy R. Smith

Cynthia D. Smith

Cynthia D. Smith

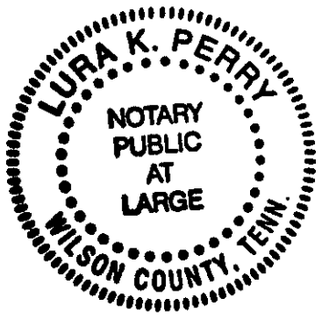
Personally appeared before me the undersigned ,a Notary Public in and for said County and State, the within named Raymond McGregor and Judy M. McGregor, Husband and Wife the bargainor _, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of April, 2000.

My Commission Expires 5-21-00

Lura K. Perry

Notary Public



RETURN TO:
Cumberland Title Company
4733 Andrew Jackson Parkway, Suite 1C
Hermitage, TN 37076