Realty Title 484

Prepared by:
Lassiter, Tidwell & Hildebrand,
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $125,600.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2000.

Notary Public
My commission expires: 03/21/01

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Instr:200006300065152 Page: 1 OF 2
REC'D FOR REC 06/30/2000 11:16:12AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $464.72

Address of New Owner:	Send Tax Bills to:	Tax Information
Jennifer Ann Rudden	First Horizon Home Loan	161-10-B 124.00CO
5321 Old Village Road	P.O. Box 146	
Nashville TN 37211	Memphis, TN 38101	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeremy W. Duncan and wife, Annie Scott Duncan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jennifer Ann Rudden, hereinafter called the Grantees, their successors 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 No. 123 on the Plan of Villages of Brentwood, Phase Ten-A, of record in Book 7900, Page 313, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Jeremy W. Duncan and wife, Annie Scott Duncan by deed from Jeffrey T. Neely and wife, Rai Lynne Neely, of record in Book 10600, Page 542, Register's Office for said County.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 5321 Old Village Road, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of June, 2000.

Jeremy W. Duncan

Annie Scott Duncan
by Jeremy W. Duncan
attorney in fact.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeremy W. Duncan with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 28th day of June, 2000.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission expires 03/21/01

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeremy W. Duncan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Annie Scott Duncan and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of June, 2000.

3/21/2001
Commission expires

Notary Public

NOTARY PUBLIC AT LARGE