Instr:200007110068483 Page: 1 OF 2
REC'D FOR REC 07/11/2000 9:36:00AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $55.13

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Manon D. Stephenson and	New Owner.	26B
John Paul Anderson		MAP:108-15
4625 Mountain View Dr.	Same	Group: A
Nashville, TN 37215		PARCEL: 30

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-07-10193]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, **Gary L. Duncan and wife, Glenda F. Duncan** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Manon Stephenson and John Paul Anderson,** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit

Being Lot No 30 on the Plan of Percy Priest Woods Subdivision of record in Book 9700, page 384, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Gary L. Duncan and wife, Glenda F. Duncan, by deed from Robert H. Braswell and Will V. Braswell of record in Instrument No.200007050066435, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of record in Book 9700, page 384, said Register's Office for Davidson County, Tennessee.**
3. **Easement for air space of record in Book 10099, page 611, Register's Office for Davidson County, Tennessee.**
4. **Declaration of Covenants, conditions and Restrictions of record in Book 10420, page 228, and amended in Book 11044, page 988, Register's Office for Davidson County, Tennessee.**

This is unimproved property known as 221 Woodmaker Court , Nashville, Tennessee 37214.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $14,900.00.
[
[Affiant
[Subscribed and sworn to before me this
[7th day of July 2000.
[
[Notary Public
[My Commission Expires: 11/29/03

AMY D. JOINES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 7th day of July, 2000.

Gary L. Duncan

Gary L. Duncan

Glenda F. Duncan

Glenda F. Duncan

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 7th day of **July** , 2000 , before me personally appeared **Gary L. Duncan and wife, Glenda F. Duncan** to me known to be the persons who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of July, 2000.

Notary Public

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1-25-2003