Instr:200007110068698 Page: 1 OF 2
REC'D FOR REC 07/11/2000 1:46:43PM
RECORD FEE: $11.00
D. TAX: $0.00 T. TAX: $599.40

FILE BOX 19B
00-6-44-D

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 2000

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GREGORY DAVENPORT (NAME)	GREENPOINT MORTGAGE FUNDING, INC. (NAME)	MAP 086-04-0-A
4308 Oakcrest Lane (ADDRESS)	P.O. Box 8843 (ADDRESS)	PARCEL 046CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	COLUMBUS, GEORGIA 31993-9630 (CITY) (STATE) (ZIP)	F.B. # 04D-92411

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, VICTOR ROSS DUNCAN, II AND WIFE, KATHERINE SUZZANNE DUNCAN

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

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 Davison County, Tennessee, being Lot No. 3 on the Re-Subdivision of Lot No. 3, Oakcrest, a Planned Unit Development, Phase 1-B, of record in Plat Book 6050, Page 435, (which Plat Book and Page voided, vacated and superceded the Plat of Lot 3 of Oakcrest, Phase 1-B of record in Book 6900, Page 385, said Register's Office which was incorrectly referred to in prior Warranty Deeds), 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 Victor Ross Duncan, II and wife Katherine Suzzanne Duncan, by Deed from Ernest G. McAninch and wife, Lee Ann McAninch, of record in Book 10478, Page 95, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the Declaration of Covenants, Conditions, and Restrictions of Oakcrest, of record in Book 7308, Page 874, as amended in Book 8277, Page 830, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

- continued -

unimproved ( )
This is improved (X) property, known as 4308 Oakcrest Lane, 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 our hand s this 7th day of July, 2000

VICTOR ROSS DUNCAN, II
By: Victor Ross Duncan II by Hyrette Guenther
Hyrette Guenther, Attorney-in-fact

KATHERINE SUZZANNE DUNCAN
By: Katherine Suzzanne Duncan by Hyrette Guenther
Hyrette Guenther, Attorney-in-fact

DCTN01WC

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 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 _____ 19_____ .

My commission expires _____ _____

Notary Public

THIS instrument is being executed in behalf of Victor Ross Duncan, II, and wife, Katherine Suzzanne Duncan, pursuant to a Power of Attorney executed by same on the 29th day of June, 2000, and being filed for record simultaneously herewith.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of July, 2000, before me personally appeared HYRETTE GUENTHER, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of VICTOR ROSS DUNCAN, II, and wife, KATHERINE SUZZANNE DUNCAN, and acknowledged that she executed the same as the free act and deed of the said VICTOR ROSS DUNCAN, II and wife, KATHERINE SUZZANNE DUNCAN.

My Commission Expires: 05/28/03

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN