Davidson County DEEDWARR
Recvd: 01/09/01 09:47 2pgs
Fees:11.00 Taxes:370.00
20010109-0002686

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Gary L. Thomas and		
James A. Myers		MAP: 091-15-0
4904 Charlotte Avenue	(same)	
Nashville, TN 37209		PARCEL: 249.00

This instrument prepared by: Robert J . Notestine, III, Attorney, Box 26B
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 12-10445

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, **John B. Duncan and Beverly B. Duncan,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto, **Gary L. Thomas and James A. Myers** (The "Grantee"), his 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 the easterly 16 feet of Lot No. 803 of Block 113, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to H. B. Duncan and J. B. Duncan by Deed from W.J. Stephens and wife, Marjorie Stephens of record in Book 3854, page 714, Register's Office for Davidson County, Tennessee. J.B. Duncan then conveyed interest to Beverly B. Duncan by Quit Claim Deed of record in Book 5709, page 399, Register's Office for Davidson County, Tennessee. H. B. Duncan has since died and John B. Duncan is his sole surviving heir at law. An Affidavit of Heirship has been recorded immediately prior to this Deed.

This conveyance is subject to:

1. **Taxes for the year 2001 and subsequent years,**
2. **Plan of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.**

This is improved property known as 4904 Charlotte Avenue, Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $100,000.00.

James A Myers
Affiant

Subscribed and sworn to before me this 5th day of January, 2001.

Donald E. Kniffen
Notary Public

My Commission Expires: 1-25-2003

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

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

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 5th day of January, 2001.

John B. Duncan

Beverly. B. Duncan

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 John B. Duncan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of **January**, 2001.

Notary Public

My Commission Expires: 1-25-2003

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

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 Beverly B. Duncan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of January, 2001.

Notary Public

My Commission Expires: 1-25-2003

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