Davidson County DEEDWARR
Recvd: 02/27/01 14:46 2pgs
Fees:11.00 Taxes:523.55

20010227-0018208

Bk 488

State of Tennessee
County of Davidson
The actual consideration or value whichever is greater is $141,500.00.

Subsribed and sworn before me this the 26th day of February, 2001.

Affiant

Notary Public

(Affix Seal)

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. Y012944
7000 Executive Center Drive, Suite 100, Brentwood, Tennessee 37027

Address of new owner:
Benjamin W. Green and wife, Amy B. Green
309 Lynn Drive
Nashville, TN 37211

Send tax bills to:
Bank of America
2059 Northlake Parkway
Tucker GA 30084

Map 147-1 Parcel 115

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

William C. Duncan and wife, Linda J. Duncan

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Benjamin W. Green and wife, Amy B. Green

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 368 on the Plan of Section Three, Caldwell Hall, of record in Plat Book 2900, page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William C. Duncan and wife, Linda J. Duncan by Deed of record in Book 5958, page 821, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Linda J. Duncan by William C. Duncan, as her Attorney-in-Fact pursuant to a Power of Attorney being placed of record with this instrument.

THIS IS IMPROVED PROPERTY KNOWN AS 309 Lynn Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 26th day of February, 2001.

William C. Duncan

William C. Duncan

Linda J. Duncan by William C. Duncan

Linda J. Duncan by William C. Duncan,
Attorney-in-Fact Attorney in Fact

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 the bargainor(s), William C. 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 therein contained.

Witness my hand and official seal, this 26th day of February, 2001.

My commission expires:
9/29/2001

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 2001, before me personally appeared, William C. Duncan, to me known to be the person who executed the foregoing instrument on behalf of Linda J. Duncan; and acknowledged that he executed the same as the free act and deed of the said Linda J. Duncan.

Witness my hand and official seal.

My commission expires: 9/29/2001

Notary Public