PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of July, 2001, by and between PHILLIP MCENANY, SR. and OLLIE SUE MCENANY, HUSBAND AND WIFE, hereinafter called Grantors, and WAYNE O. DUNCAN, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, PHILLIP MCENANY, SR. and OLLIE SUE MCENANY, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto WAYNE O. DUNCAN, UNMARRIED, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 550 HARDING PLACE B109, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

PHILLIP MCENANY, SR.
Signature of Seller

OLLIE SUE MCENANY
Signature of Seller

Davidson County DEEDWARR
Recvd: 07/20/01 10:27 3pgs
Fees:18.00 Taxes:157.25

20010720-0077086

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, PHILLIP MCENANY, SR. and OLLIE SUE MCENANY, HUSBAND AND WIFE, the within named bargainors, 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, at office, this **16th** day of July, 2001.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

WAYNE O. DUNCAN, UNMARRIED

550 HARDING PALCE B109
NASHVILE, TN 37212

Property Address:

550 HARDING PLACE B109
NASHVILLE, TN 37211

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 147-2-B, PARCEL 29

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$42,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **16th** day of **July, 2001.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Unit B-109, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6188, page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to PHILLIP MCENANY, SR. and OLLIE SUE MCENANY, HUSBAND AND WIFE, by Warranty Deed from TOWN AND COUNTY PROPERTIES,
of record in BOOK 6421, PAGE 118, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 147-2-B, PARCEL 29).

2. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

3. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of CALDWELL COURT CONDOMINIUMS, appended thereto, of record in Book 6188, page 744, Register's Office for DAVIDSON County, Tennessee.

4. Charter of CALDWELL COURT CONDOMINIUMS ASSOCIATION, INC., of record in Book 6188, page 453, said Register's Office.

5. All matters as set forth on the Plan filed as Exhibit A-2 to the Master Deed of record in Book 6188, page 744, said Register's Office.