6-020047

Prepared By and Return To:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 02/22/02 10:16 3pgs
Fees:18.00 Taxes:525.03
20020222-0022915

Warranty Deed

For and In Consideration of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Gary L. Duncan and wife, Glenda Duncan** , hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Linda R. Anderson** (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estate located in **Davidson County, State of Tennessee**, and being described as follows, to-wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE APART HEREOF

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s), that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorates between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 21st **day of** February **2002.**

Gary L Duncan
GARY L. DUNCAN

Glenda Duncan
GLENDA DUNCAN

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, **GARY L. DUNCAN AND GLENDA DUNCAN,** whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 21st **day of FEBRUARY, 2002**

Cheryl M. Traune
Notary Public
My Commission Expires: 12.20.03

CHERYL M. TRAUNE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
My Commission Expires DEC. 20, 2003

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$141,900.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Linda R. Anderson
Affiant

Subscribed and sworn to before me this 21st **day of FEBRUARY, 2002.**

Cheryl M. Traune
Notary Public

My Commission expires: 12.20.03

CHERYL M. TRAUNE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
My Commission Expires DEC. 20, 2003

Map and Parcel: 42-16-O-a-25.00CO

Address of New Owner:

LINDA R. ANDERSON
400 Hickory Chase Drive
Madison, TN 37115

Send Tax Bills To:
SAME

6-020047

Land in Davidson County, Tennessee, being Lot No. 25 on the plan of Hickory Chase, of record in Plat Book 7900, Page 973, Register's Office for Davidson County, Tennessee, to which plan refrence is made for a more complete description.

Being the same property conveyed to grantors herein by deed of record in Instrument Number 20001211-0121504, Registers Office of Davidson County, Tennessee.