Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 07/23/02 08:45 1pgs
Fees:13.00 Taxes:523.55

20020723-0088073

WARRANTY DEED

Preparer's File #-02G0571

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,500.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS 19TH DAY OF JULY, 2002.

(Affix Seal) Notary Public

My Commission Expires: 7-24-2004

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Christopher E. Talbert	Fifth Third Mortgage	103-03-71
5201 Idaho	250 W. Main St., Ste 100	
Nashville, Tennessee	Lexington, KY 40507	

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, I/we, PHILLIP J. DUNCAN AND MARY ALICE DUNCAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CHRISTOPHER E. TALBERT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 440 feet of the northerly 160 feet of Lot Nos. 23 and 24, on the Map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park, of record in Book 421, page 18, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of said lots front 50 feet on the southerly margin of Idaho Avenue and extend back between parallel lines, 160 feet to a dead line.

Being the same property conveyed to Phillip J. Duncan and wife, Mary Alice Duncan by Deed from Richard Todd Bradley and Tracey Lynn Bradley of record in Instrument No. 200008160081147, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **5201 Idaho, Nashville, Tennessee**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this **19th** day of **July, 2002**:

Phillip J. Duncan

Mary Alice Duncan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHILLIP J. DUNCAN AND MARY ALICE DUNCAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, on July 18, 2002.

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-28-02

Notary Public My Commission Expires SEPT. 28, 2002