RECORD & RETURN TO:
File Box 9B
First Title & Escrow Company, Inc.
#20354

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/03 14:49 2pgs
Fees:13.00 Taxes:844.71
20030328-0041203

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $228,300.00

Noni N. Nielsen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21ST DAY OF MARCH, 2003.

NOTARY PUBLIC

WILLIAM L. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30 2006

THIS INSTRUMENT WAS PREPARED BY:
MUDTER, MORGAN AND PATTERSON
2000 Richard Jones Road, Suite 110
Nashville, TN 37215
Tele: 615-383-0711 Fax: 615-383-2605
Our File #20354

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ruth W. Duncan 116 Lafayette Court Nashville, TN 37205	GB & T Mortgage Airport Executive Plz, Ste 70, 1321 Murfreesboro R Nashville, TN 37217	130.01-076.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Noni N. Nielsen hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Ruth W. Duncan, unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 27 and 28 on the Plan of The Courts of Bellemeade as of record in Plat Book 547, page 141, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Noni N. Nielsen, unmarried by deed from Jeffrey R. Fleming and Laura E. Fleming, husband and wife of record in Book 10521, page 602, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. All matters appearing on the Plan of record in Plat Book 547, page 141, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 116 Lafayette Court, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do

covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 21st day of March, 2003.

Noni N. Nielsen

Noni N. Nielsen

STATE OF Tennessee

COUNTY OF Davidson

I, a Notary Public of the County and State first above written, do hereby certify that Noni N. Nielsen personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st day of March, 2003.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006