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40-A

This Instrument Prepared By:
Gibson & Gregory
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

**ADDRESS NEW OWNER:**
Brenda M. Duckworth
240 Ridgeway Drive
Nashville, TN 37214

**SEND TAX BILL:**
SunTrust Mortgage, Inc.
P.O. Box 305110
Nashville, TN 37230-5110

**MORTGAGEE:**

SunTrust Mortgage, Inc.
P. O. Box 305110
Nashville, TN 37230-5110

**MAP AND PARCEL:**

Map 95-8
Parcel 7

Davidson County DEEDWARR
Recvd: 03/28/03 15:41 2pgs
Fees:13.00 Taxes:329.30
20030328-0041295

**WARRANTY DEED**

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Charlie Deason, married, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Brenda M. Duckworth, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Eva-Mor Subdivision, Section II, as of record in Plat Book 1835, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Charlie Deason by deed of record as Instrument No. 20020628-0078356, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.
>
> Joyce Deason, spouse of Charlie Deason, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Charles Deason.
>
> This is improved property known as 240 Ridgeway Drive, Nashville, TN 37214.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 28th day of March, 2003.

Charlie Deason by Don Burnell

Charlie Deason, by Don Burnell, Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20030328 0041293 Register's Office, Davidson County, Tennessee.

Joyce Deason by Don Burnell

Joyce Deason, by Don Burnell, Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20030328 0041294 Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Don Burnell, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Charlie Deason and wife, Joyce Deason, and who acknowledged that he executed the same as the free act and deed of Charlie Deason and wife, Joyce Deason.

Witness my hand and official seal this 28th day of March, 2003.

Catherine H. Gwyn
Notary Public

My Commission Expires: 1/29/05

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $89,000.00.

Brenda M. Bucklew
AFFIANT

Subscribed and sworn to before me this 28th day of March, 2003.

Catherine H. Gwyn
NOTARY PUBLIC

My Commission Expires: 1/29/05

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005