Davidson County DEEDWARR
Recvd: 04/23/03 11:00 2pgs
Fees:13.00 Taxes:414.40

20030423-0054111

WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
B-MM-03-1613 3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

Subscribed and sworn to before me this 18th DAY OF April, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Jennifer Duncan	Amsouth Bank - RCN-6	
1613 Hunters Branch Road (ADDRESS)	(NAME) 2050 Parkway Office Circle	172-08-A-114 CO
Nashville, Tennessee 37013 (CITY) (STATE) (ZIP)	(ADDRESS) Birmingham, AL 35244 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PHILLIP C. WILSON AND WIFE, JOHNNA BETH WILSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER DUNCAN, UNMARRIED, AND GARY W. DUNCAN, MARRIED, 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:

Being Lot No. 114 of the Plan of Hunter's Branch, Section Two-A, as of record in Book 6250, page 819, amended in Book 6815, page 77, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 114, fronts a total of 73.41 feet on the westerly margin of Hunter's Branch Road and runs back 116.18 feet on the southerly lot line and 92.08 feet on the northerly lot line to a broken line in the rear which measures a total of 73.84 feet thereon.

Being the same property conveyed to Phillip C. Wilson, a married man by Deed dated April 22, 1999, filed for record on April 26, 1999 in Book 11447, Page 204, Register's Office for Davidson County, Tennessee. Said Johnna Beth Wilson joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is made subject to any and all easements and restrictions as shown of record including those listed in Book 6601, Page 7 and Book 6632, Page 429, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1613 Hunters Branch Road, Nashville, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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(S), 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 18th day of April, 2003.

Phillip C. Wilson

Johnna Beth Wilson

STATE OF Tennessee
COUNTY OF Davidson

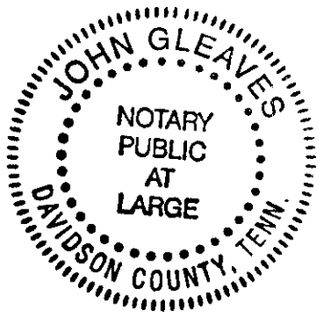
Personally appeared before me, the undersigned authority, a Notary Public of the County and State first above written, Phillip C. Wilson and wife, Johnna Beth Wilson with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of April, 2003.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903