WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LARRY D. CATE NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires APRIL 28, 2004

Davidson County DEEDWARR
Recvd: 06/03/03 14:19 2pgs
Fees:13.00 Taxes:906.50

20030603-0075481

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	US BANK C/O US BANK HOME MTG.	MAP 115-02 PARCEL 94.00
Joseph F. Duncan Jr.		
(NAME)	(NAME)	
1113 DAVIDSON ROAD	P.O. BOX 7298	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205	SPRINGFIELD, OH 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THE BENEFICIARIES OF MATTIE LOU RESHA, DECEASED, being ANNA GAYLE SISCO AND VICKIE LYNN SULLIVAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH F. DUNCAN, JR.**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Lot No. 55, Section 2, Crest Meade Subdivision of record in Book 2331, page 151, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts 122 feet on the southerly side of Davidson Road and runs back 487.4 feet on the westerly side and 465.2 feet on the easterly side to a broken line measuring 127.6 feet thereon.

Being the same property conveyed to Edward F. Resha and wife, Mattie Lou Resha by deed of record in Book 2652, page 279, Register's Office for Davidson County, Tennessee; the said Edward F. Resha having predeceased Mattie Lou Resha. The Last Will and Testament of Edward Francis Resha, Probate No. 69907, being of record in Book 9058, page 278, Register's Office for Davidson County, Tennessee. The said Mattie Lou Resha having died June 15, 2002, testate, her Last Will and Testament dated November 15, 2000, Davidson County Probate No. O2P1203, her two children, Anna Gayle Sisco and Vickie Lynn Sullivan, named beneficiaries therein.

EDWARD F. RESHA and EDWARD FRANCIS RESHA was one and the same person.

This is not the principal residence of the Grantors.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 1113 Davidson Road, Nashville, TN 37205
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 28th day of May, 2003.

Anna Gayle Sisco
ANNA GAYLE SISCO

Vickie Lynn Sullivan
VICKIE LYNN SULLIVAN

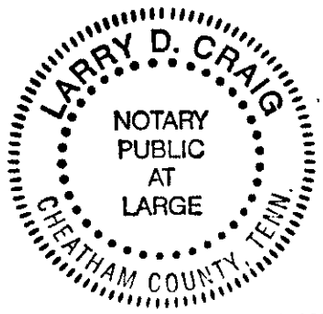
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, ANNA GAYLE SISCO and VICKIE LYNN SULLIVAN the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Commission expires:



My Commission Expires APRIL 23, 2004

Notary Public