Davidson County DEEDWARR
Recvd: 06/03/03 15:02 2pgs
Fees:13.00 Taxes:1501.83
20030603-0075584

RECORD AND RETURN TO: Box 7A
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **42062**

WARRANTY DEED

ANN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 405,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **the 30th day of May, 2003.**

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
X**LOGAN** X **BANTA** **1138 Duncanwood Drive** **Nashville, TN 37204**	FRANKLIN AMERICAN MTG 501 CORPORATE CENTRE DR. STE 400 FRANKLIN, TN 37067	**131-4A** **Parcel 2**

FOR AND IN 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 **WE, DUNCANWOOD PARTNERS, A Tennessee General Partnership**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO X **LOGAN** X **BANTA**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit 1138, on the Condominium Site Plan (Exhibit A) as shown in the Master Deed establishing a Horizontal Property Regime for Duncanwood Condominium, of record as Instrument Number 20030522-0070145, Register's Office for Davidson County, Tennessee, and subject to all conditions of said Master Deed and By-Laws, and a 50% interest in the Common Area shown on said Site Plan.

BEING part of the same property conveyed to Duncanwood Partners, a Tennessee General Partnership, by deed from David S. Newman, a single person, of record as Instrument Number 20020806-0094667, Register's Office for Davidson County, Tennessee.

Unimproved
This is Improved (X) property known as 1138 Duncanwood Drive, Nashville, Tennessee 37204

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 30TH DAY OF MAY, 2003.

DUNCANWOOD PARTNERS, a Tennessee General Partnership

By: x J Edward Dan Jr.

x Christopher A. Wade

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AND CHRISTOPHER A. WOODLEE

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared J. L. EDWARD GAW, JR., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to a partner of DUNCANWOOD PARTNERS, a Tennessee General Partnership, and that he as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by himself as such General Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30 day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006