Davidson County DEEDWARR
Recvd: 06/23/03 13:21 2pgs
Fees:13.00 Taxes:99.90
20030623-0086229

ADDRESS OF NEW OWNER & SEND TAX BILLS TO:

CHARLES V. DUNCAN
417 BEACON HILL DR
MT. JULIET, TN 37122

MAP/PARCEL 004-00-0/063.00

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWENTY-SEVEN THOUSAND AND NO/100 ($27,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, I, **GORDON F. McCAMMON**, have this day bargained and sold and by these presents do hereby transfer and convey unto **CHARLES V. DUNCAN**, his heirs and assigns, the following described lot or parcel of land situated in **Davidson** County, Tennessee, as follows:

BEING Lot No. 3 on the Plan of JIMMY W. HAYES property of record in Book 8250, page 613, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more accurate description.

BEING a part of the same property conveyed to Gordon F. McCammon by deed from Charles V. Duncan, dated November 15, 1999, and of record in Book 11756, page 169, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE is made subject to Restrictions of record in Book 10183, page 689, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging unto the said GRANTEE, his heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of said lot or parcel of land, that I have the right to convey same and that the same is unencumbered EXCEPT for 2003 real estate taxes which are to be pro-rated and assumed by the GRANTEES, applicable zoning, building regulations and Restrictions referred to herein above.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title unto the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever, EXCEPT as hereinabove

stated.

WITNESS my hand this the 30th day of May, 2003.

GORDON F. McCAMMON

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GORDON F. McCAMMON, the bargainor, with whom I am personally acquainted (or proved to me 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 the 30th day of May, 2003.

NOTARY PUBLIC AT LARGE FOR THE
STATE OF TENNESSEE

MY COMMISSION EXPIRES: My Comm. Exp. NOTARY PUBLIC AT LARGE 3-14-04

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer of value of the property transferred, whichever is greater, is **$27,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 11th day of ~~May,~~ June 2003.

NOTARY PUBLIC AT LARGE FOR THE
STATE OF TENNESSEE

MY COMMISSION EXPIRES: My Comm. Exp. NOTARY PUBLIC AT LARGE 3-14-04