THIS INSTRUMENT PREPARED BY:
Laura D. Perry
Homeland Title, Inc.
1896 General George Patton Drive
Franklin, Tennessee 37067

Map: 181-10-A Parcel 28
PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
1 Jacqueline Duncan
2 6740 Autumn Oaks Drive
3 Brentwood, TN 37027

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO WARRANTIES AS THE TITLE OF THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO THE PREPARER AND THE PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF ANY INFORMATION FURNISHED.

Davidson County DEEDWARR
Recvd: 10/02/03 08:56 2pgs
Fees:13.00 Taxes:798.83
20031002-0145276

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One ($1.00) Dollar and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, Gayle Vandergriff, an unmarried person, has this day bargained and sold and by these presents transfer and convey unto Jacqueline Duncan, an unmarried person, her heirs and assigns, forever, in and to the following described real estate situated in Davidson County, Tennessee, to wit:

Being Lot Number 344 on the Plan of Section One, Autumn Oaks of record in Plat Book 9700, page 913, 914, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Vandergriff and wife, Gayle Vandergriff, by Continental Development and Construction, Inc. by Warranty Deed of record in Instrument # 20020430-0052535, said Register's Office. The said James Vandergriff having since died leaving Gayle Vandergriff as surviving tenant.

THIS IS IMPROVED PROPERTY KNOWN AS: 6740 Autumn Oaks Drive, Brentwood, TN.

TO HAVE AND TO HOLD the said land, together with all improvements thereon and all appurtenances thereunto belonging unto Grantee, her heirs and assigns, forever.

And the Grantor does covenant with the said Grantee, their heirs and assigns, that we are lawfully seized and possessed of said land and have a good and lawful right to sell and convey the same; and that it is free from any lien or encumbrance whatsoever.

The Grantor does further covenant and bind herself and her heirs and representatives, to warrant and defend the title against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature on this the 30th day of September, 2003.

Gayle Vandergriff
Gayle Vandergriff

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public, in for and said County and State the within named Gayle Vandergriff, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee on this the 30th day of September, 2003.

NOTARY PUBLIC

JON PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 9-4-07

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $215,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this 30 day of September, 2003.

NOTARY PUBLIC

My Com. Exp.: 9-4-07

JON PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN